

MATHERAN:
A COMPREHENSIVE HERITAGE LISTING
PROPOSAL

FINAL REPORT
VOLUME II

AN INTACH PROPOSAL

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FOR
**M.M.R. HERITAGE CONSERVATION
SOCIETY**

MATHERAN HILL STATION

A COMPREHENSIVE HERITAGE LISTING PROPOSAL

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VOLUME II

PART IV POLICY GUIDANCE

VOLUME II

PART IV POLICY GUIDANCE – CONSERVATION AND SUSTAINABLE DEVELOPMENT OF MATHERAN

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PART IV POLICY GUIDANCE

CONSERVATION AND SUSTAINABLE DEVELOPMENT OF MATHERAN

1.0 Introduction

The study in this Report identifies strategic planning policy options for Matheran, seeking to integrate conservation, enhancement, and positive use of Matheran's environment with evolving patterns of development on the Hill Station. Such study is apt at this point of time because of the increasing concern that Matheran's environment continues to be under threat from inappropriate development and other adverse change.

The study undertakes the process of identification of the cultural significance of Matheran through assessing the elements of urban structure, its evolution pattern and the present trends.

The study defines Matheran's rich historic environment by combining a review of planning designations and definitions (DP 1987, Draft Modifications 1998 and the MMR final Regional Plan 1996-2011) with the identified cultural significance of the place.

2.0 Conclusions

a) What emerges is a picture of a rich historic environment, which should be keenly safeguarded. The study establishes that Matheran's historic environment is of value to the society and worthy of conservation. The MMR Final Regional Plan identifies the Zone for conservation (the green and Forest Zones) and includes Matheran on a priority list of places that need the inclusion heritage conservation processes in the Development Plans.

b) However what this study illustrates is that the value of conservation goes much beyond the aesthetic and spiritual importance of protecting historic buildings and spaces, critical though these are. Conservation provides one of the biggest opportunities to give practical expression to sustainability principles and is a key contributor to the economic well being of Matheran and the Matheran - Malang Gad eco-sensitive Zone. Conserving the historic environment also helps to retain a sense of place and identity and maintain balanced, harmonious communities and a diverse mix of uses.

c) Expenditure on the historic built and natural environment needs to be regarded as long term investment in the future economic and social well-being of Matheran and the eco-Zone.

d) The study proposes the adoption of a stringent 'Conservation and sustainable development strategy' for Matheran and the identified Eco-Zone. Several issues emerging from the study form a base for the policy guidance presented in this part of the Report.

2.1 Principal issues

a) Matheran is more than a sum of its parts.

The totality of Matheran's historic environment is more than the sum of its parts. There is a danger in only considering the historic environment as being those parts of Matheran, which have been identified as components of the historic environment (chart Part III, 4.0) The description of the evolution of Matheran illustrates a richness and diversity, the cumulative value of which is not apparent from designations and definitions (existing and proposed). The two chief components of the historic components - the built and natural environment, should have a cohesive strategy.

b) Insufficient existing policy guidance.

The evolution trends of Matheran (from a fashionable resort to a holiday resort of today) indicate that there has been a gradual evolution of the quality & character of the place. The conclusion drawn is that the system of control and maintenance specified within the existing Development Plan of 1987 as well as the Draft Modifications to DP1998, are not enough to replace the damaging changes, which are occurring. In particular relation are: the radically damaging proposals for vehicular roads within the council boundary limits, the proposal of a Helipad for commercial use, the rights over build-able areas, permissible changes in the land use (residential to hotels), marked deficiency in the governance of informal sector growth affecting the local villages and the bazaar and most importantly the need to manage redundancy and disposal of major historical buildings & sites more effectively.

c) Matheran as a cultural landscape of immense conservation value.

The identification of Matheran Municipal council as a U-1 zone (urbanizable zone 1) by the MMR Regional plan –validates it for having a potential for “intensive urban development & economic activities”. Matheran hill plateau by the virtue of its richness in natural and built resources, qualifies to be defined a cultural landscape of immense conservation value .Its treatment for development control of intensive urban and economic nature needs to be handled with great care. The Forest zones, the special green zone (G-2) as environmental sensitive areas along with the G-1 zone (as a buffer around G-2 zone) has a high ecological interdependence on the Matheran Plateau. The conclusion is that Matheran as a special urban zone with immense conservation value and a high level of interdependency on the immediate region (the identified eco-sensitive zone) – its planning format should deviate from the normal processes of mere landuse based development strategy, to adopt an objective of conservation and sustainable development.

d) Matheran as a tourist resort.

Matheran Hill station as founded by the British for health reasons has proved to be a sound investment, valid till date. The 'specialness' of the place is dominated by one single factor; it's setting in the natural environment. The economy has always been the revenue collected from tourist inflow and the taxes from the building owners; hotels and private buildings. This tradition continues till date, but with a difference. Tourism, Matheran's sole economic resource, is increasing in leaps and bounds, without a check. Tourists have potential to destroy those very special qualities and attributes that attract them. Tourism as resource can be effectively used as a main support for conservation efforts. The existing framework of policies does not make an attempt to manage this most important resource and it's potential to make Conservation and Sustainable Development, a viable solution.

3.0 Recommendations

3.1 Introduction

Conserving Matheran's historic environment is of real value. It is a fundamental tenet in the move towards sustainable development and prosperity of Matheran special area and the identified Matheran-Malang Gad eco-sensitive zone. Four policy initiatives are recommended to realize this potential. These should be seen as part of a single process of strategic planning and environmental management with the aim of securing a high quality of built and natural environment, which protects and enhances the unique character of Matheran.

The recommendations for policy initiatives are viable for the whole eco-Zone. It deals with the four hierarchical levels identified in the 'Approach to identification of cultural significance' (Part III-B, 4.0)

3.2.1

Recommendation 1.

Promote the Matheran – Malang Gad eco-sensitive zone as a special feature of regional, state and national importance.

- a) The MMR final regional plan 1996 –2011 should integrate the concept of declaring the identified zone as an "Eco-Sensitive Zone" under the environment (Protection) Act 1996, with reference to the draft proposal Notification for Pachmarhi Region dated 17th sept.1998 (Ministry of environment & forests, refer to annexure 2) The MMR final Regional Plan already identifies the forest zone, the G1 & G2 zone as conservation areas (pg. 464, paragraph 13.7.3). The eco-sensitive zone will have a core area consisting of Matheran Hill Municipal area with a Special Area Development Plan (SADP) proposal. The identified eco-sensitive Matheran Malang Gad eco-sensitive zone (eco-zone) can have a Zonal Development Plan (ZDP). Each of the above DP's while having an independent identity will adopt an integrated approach towards the common goal -'Conservation and sustainable development'.
- b) The MMR regional plan will need a co-coordinated approach from various departments (district levels municipal authorities and other special jurisdictions that have a territorial overlap), to clearly delineate the boundaries of the eco-zone and the scope of the various components that are contained within this zone. This process will pave the way for conducting detailed appraisals of each component of eco-zone and initiate policy guidance. The Regional Plan may prepare and incorporate a map of the historic and environmental framework of the eco-zone. Supplementary guidance and advice based on environment impact assessments of the zone may become a part of the management strategy of the eco-zone (for reference of each department). Such guidance would set out the requirements for policies to conserve the built, natural and environmental heritage of the zone.

Implementation of the recommendations would:

- Promote greater awareness of the extent of zone's historic environment.
- Provide a specific policy framework for the effective management at the zonal level, and inform development control and the review of planning proposals under individual D.P's.
- Encourage full use of all existing measures for the conservation and enhancement of the environment and explore the need for new measures.

- Emphasize the relationship between the components of environment and promote a multi- disciplinary approach to conservation and sustainable development.
- Expand the focus of conservation from individual buildings to areas and to the wider setting of the zone's historic environment.
- Provide a base for advice on implementation proposals.
- Promotes conservation as a focus for regeneration of areas of urban or environmental significance by securing a viable future for historic buildings by providing a framework for priority expenditure and investments and coherent planning framework.

3.2.2

Recommendation 2.

Provide a sound strategy for the management of conservation and sustainable development of Matheran and the eco-zone.

- a) The landuse classification adopted in the MMR Regional Plan (1996-2011) forms the basis for the proposed actions for development in the identified eco-zone (the classified areas for conservation – Green and Forest zones). Matheran Hill (Municipal area) at the core of the Matheran – Malang Gad hill chain is recommendation to be classified as the 'Matheran Hill Special Area'.
- b) The following activities are proposed to be undertaken for the eco-sensitive zone (reference to the Pachmarhi Notification) with approval of the Ministry of Environment and Forests.
 - i. A Development Plan for the entire eco-zone to be prepared by the State Government - a Zonal Development Plan (ZDP). The ZDP will identify the components of the historic environment of the Zone and formulate strategic policy guidelines for the components. (Refer to Part III, 5.0 and Part IV, 1.0)
 - ii. A Special Area Development Plan to be prepared by the State Government for the Matheran Hill municipal area - SADP. The SADP will be prepared as a component of the ZDP. The components of the historic environment of Matheran are identified and draft policy guidance is outlined in this Report (Part IV, Policy Guidance), trying to fully integrate conservation as a holistic approach to the management of change.
 - iii. Special Planning Authorities are proposed to be formulated by the State Government for the preparation for both the above plans.
 - iv. The formulation of Heritage Advisory Panel will be contemplated by a regulation of the SADP and ZDP. This panel will comprise of members with expertise in all aspects related to the conservation and sustainable development of the eco-zone.
 - v. A Tourism Development Plan (TDP) to be prepared by the Department of Tourism (MTDC) of the State Government. The TDP will be prepared as component of the SADP and ZDP. Previous time tested experiences in such issues at national and international level can be borrowed. This can assist in the preparation of effective tourist carrying capacity appraisals, from the point of view of the social, economic and social value of Matheran and the eco-zone.

3.2.3

Recommendation 3

Secure a viable future for historic buildings and areas (of the wider environment) at risk.

- a) Returning buildings and areas at risk to a viable and appropriate use should be a high priority as a catalyst for regeneration of the urban structure of Matheran. It should be seen as an investment in the long-term future of an area and an indication of confidence.
- b) This Report proposes conservation of built and natural environment. The 'list cards' prepared for each listed component not only provides sufficient data for conservation, but also gives options to promote conservation through recycling for productive reuse. The detailed assessments contained in the Report (refer the List cards and table 1) recommends the formulation of a stringent programme of action to tackle the problem of buildings and areas at risk. There is a need to devise a holistic strategy to address the problem as an integral part of economic development and regeneration.

Implementation of the recommendation would:

- Focus effort, attention and resources on finding new uses for dilapidated and neglected buildings.
- Provide a catalyst for area – wide regeneration.
- Develop a more effective strategy for the management of the disposal of redundant buildings and sites.
- Enhance the townscape of local areas currently blighted by buildings at risk.

3.2.4

Recommendation 4

Provide an integrated land use policy

Promote an integrated architectural control and land use planning policy with a joint initiative from the various agencies responsible to highlight conservation within the context of the Matheran special area.

Note: This recommendation is discussed in the context of a critical appraisal of the existing DP (1987) of Matheran and the Draft Modifications 1998. (Annexure 1).

- a) The reservation of land as no development zones (in the forest ownership) and green zones (proposed within individual plots), for a sensitive place like Matheran should be used as an important tool for conservation of the natural environment. It is recommended to allocate this reservation to form effective green zones (as continuous chains and not small fragments as proposed in the Draft Modifications) with definite criteria for control over such reservation areas. The adhoc allocations of reservations (like the reservation of plots for amusement parks, water parks etc.) under the pretext of tourist-based facilities will create an imbalance in achieving the goal of conservation and sustainable development. Such allocations should be reviewed and reversed for a beneficial regeneration schemes.
- b) For a place like Matheran, with a major tourist based economy, there should be a clear definition of commercial (hotels, restaurants, shops etc.), residential landuse,

- and its application for floor space indices and general architectural control. Defining hotels under residential use should not be permitted.
- c) Subdivision of land, into smaller parcels should not be permissible, as it will lead to scattered development into the forested lands, leading to fragmentation and an eventual ecological imbalance of the forest resource. Scattered development within a plot is not advisable for the same above reason. It would be ideal to have modest built forms as cohesive and closely linked layouts, so as to not affect the forest cover in the plots.
 - d) It should be ascertained that no sort of ambiguities prevail in the allocation of land use and development control regulations (DCR), within the SADP (Maps and Report should have a cohesive legibility). Further reference from annexure 1 will apply.

4.00 POLICY- CONSERVATION AND DESIGN

4.1 Context

The STRATEGIC PLANNING POLICY options are derived from the extensive processes of diagnosis of the various components of the historic environment of Matheran Hill Municipal Council area and the assessment of the impact of the hill on the identified (Matheran Malang Gad) Eco - Zone. **It is to be noted that detailed appraisals at the Zonal level are not within the scope of this Report and thus the impact assessment remain at mere identification level, with broad based recommendations.**(4.2, 4.3 below)

The ISSUES emerging out of an attempt to define such historic environment (detailed at Matheran level) have led to a set of RECOMMENDATIONS as policy initiatives for the Conservation of the Eco-zone in a holistic manner.

4.2 Strategic policy framework

As recommended for the proposed Zonal (ZDP) and Special Area Development Plan (SADP):

POL. 1

To improve and promote the environmental quality and ecology, public access to the designated Forest, Green zones and areas of Special Archaeological priority to promote the protection, conservation and the understanding of the Zone's archaeological and natural resource heritage.

POL. 2

To preserve the historic integrity of the built and natural features of Matheran (including the historic names of buildings, roads, features etc.

POL. 3

To improve the environmental quality of townscape, to improve the ecological conditions of the forest lands, natural resources and to guarantee a sustainable infrastructure for the viability and vitality of the Matheran core area.

POL. 4

To preserve listed buildings, their settings and features of special architectural, aesthetic, natural or historic interest: to preserve or enhance the character or appearance of conservation areas: and to promote the conservation, protection and understanding of Matheran's archaeological heritage.

POL. 5

To ensure the highest standards of design throughout the Zone and Mothering for new developments, and additions and alterations to existing buildings.

POL. 6

To ensure high standards of physical access to individual sites (roads and paths) to individual property and places of public interest/use.

POL. 7

To project a management strategy for the effective Conservation and sustainable development of Matheran and the Zone.

4.3 Objectives

A Zonal Development Plan prepared for the entire zone along with the Special Area Development Plan for the core area of Matheran town, by the State Government (in compliance of the Ministry of Environment & Forests - as per the Pachmarhi Notification, (annexure 2), will make full use of it's planning powers to:

- a) Emphasize on "landscape ecology" as an essential component of sustainable development of the entire Zone, to ensure that considerations of ecological value, visual quality and recreational potential of the land are properly utilised in allocating (change of use) and controlling development. New formations of plots in the forest lands are to be discouraged.
- b) Ensure that new development, whether alterations and extensions, small scale infill, or of a more extensive nature, employ the highest standards of design, are successfully integrated into the Zone or Matheran, and that these do not adversely affect the environmental quality, the historic skyline and important local views.
- c) Preserve or enhance the character or appearance of areas of architectural or townscape merit, and to protect forest lands, open spaces and their ecological value.
- d) Preserve and enhance the integrity and architectural and historic interest of listed buildings by resisting demolition, ensuring that necessary alterations and extensions are appropriately and sensitively carried out and protecting their settings.
- e) Improve the urban environment by the protection and planting of trees; by the sensitive design, siting and control of signs and advertisements; by careful attention to landscaping and paving; and by use of durable natural materials.
- f) Protect sites of archaeological interest and define/designate areas of Special Archaeological priority in Matheran and the Zone. (The Matheran Malang-Gad Hill chain has several spurs dotted with Maratha forts - the entire Zone at one time must have been teeming with defence activities).

4.3.1) Supplementary guidance

The Matheran Special Area Development Plan will need, besides the policy principles and Regulatory codes, Supplementary Guidance for specific areas (Conservation Areas, Forest Zones, Green Zones, U-1 &U-2 Zones etc.), for types of buildings (Listed & Unlisted etc.) and development (new and infill). The ZDP and SADP will advice on the preparation and publication of such guidance, which will be non-statutory, in the context of the policies set out in the Plans. A number of non-statutory design guidelines (as supplementary planning and design guides) are proposed for preparation and publication within this part and these are intended to illustrate the detailed implications of the Plan Policies.

4.3.2) Scope

The aesthetic and environmental policies set out here will be subject (as a base) to the existing policies in the MMRDA Final Report (1996-2011) for the Zone. While such policies do exist at the Matheran level in the DP 1987 and the Draft Modifications 1998, they are not specifically stringent for a sustainable development strategy. As such the policies framed within this part of the Report will formulate the necessary framework.

4.3.3) Applications

All cases of applications for development proposals will have to be considered as having an overlap between development control regulations (DCR) within the proposed SADP and as proposed within this Part. (The DCR for Architectural control should be formulated as per the advice prescribed in annexure 1)

Both the DCR and the Design Control Policies, on the advice of the Special Area Heritage Advisory Panel (SAHAP), will govern all the proposals for the built and natural environment within Matheran.

The DCR and Policy Control, for development proposal at the Zonal level, will be formulated, subjectively for each component of the Zonal historic environment, and will have advice from the Zonal Heritage Advisory Panel (ZHAP) and the Monitoring Committee (not within the scope of this Report)

4.4 Design control policies

4.4.1) Introduction

- a) The control policies prescribed here are specific to the Matheran Special Area alone. The control policies are formulated for each component of the historic environment of Matheran (Part III, 7.0). CON identifies the need for the control with reasons while DES CON is the exact prescription of the design control.
- b) The control policy for the Matheran-Malang Gad Zone is not within the scope of this Report. Only an outline for framing such policies is prescribed in this part of the Report (Part IV, 4.1 to 4.3 and Part III, 5.0).
- c) These policies have a definite reference to Part III.B, 4.0 (An Approach to identification of Cultural Significance) and 6.0 (Grading and Design Control). This Part IV will thus be read with an overlap with Part III.

4.4.2) Built Environment

CON 1: CONTROLLING THE FORM OF NEW AND INFILL DEVELOPMENT

Aim:

Provide the necessary advice on the control of form and quality of new and infill development in order to preserve or enhance the Matheran townscape and the Zonal Landscape.

Reasons:

The form taken by new development will have an effect upon the townscape and zonal landscape quality of the area in the future. The blanket developments permissible as per the Draft Modifications 1998 will need to be critically appraised to confirm sound recommendations.

- a) New developments maybe on demolition of existing (unlisted buildings) or infill on vacant plots (on account of collapsed buildings and a few cases of small plots in the Council ownership. It is to noted that new formations of plots is discouraged in the forest owned lands) and therefore more closely related to the immediate surroundings. In all cases of new developments and infill, the highest standards of design should be ensured.
- b) Extensive developments would not be suitable, as it would involve too great a change within the areas of established character. The few cases that do arise should be fully utilised to create good layouts and designs and new areas of good landscape character and interest. The character and interest depends on the layout and the scale, architectural quality, detailing and materials of individual buildings. Servicing and other infrastructure facilities for extensive new developments are a definite requirement and should be fully and sensitively integrated with the overall design.
- c) Infill development for the small scale and varied townscape character of Matheran, if sensitively handled, may enhance the appearance of the surroundings. Its form should therefore be largely determined by its townscape context. The use of appropriate materials is necessary to integrate a new building with its surroundings. Some finishes and elevation treatments may be inappropriate in environmentally sensitive areas such as conservation areas and other places where quality of the environment is of particular concern - for example reflective and mirror glass. Matheran as a place of high quality of areas of unified landscape; a greater discipline in terms of scale, materials and design should be placed on infill developments.
- d) All types of new developments, with an appropriate landscape framework, can be utilised as a key mechanism through which to implement landscape design successfully at all scales to create new habitats of value. For ecologically sensitive zones like Matheran, it is important to dictate design guidelines pertaining to aspects of hard and soft landscaping. Each proposal should spell out the full range of landscape design considerations, with a assistance of a skilled professional, stressing the respect for the context of the environment in terms of protecting features of value, developing appropriate compositions and forms, and choosing locally appropriate species.

Appropriate reference can be made to CON 6-10.

Standards of design:**DES CON 1****New and infill development**

1. In all cases of development the highest standards of design will be expected.
2. Developments should not lead to pollution of ground water or to an increase in levels of pollution in any surface water runoff. Provision for refuse storage and adequate means of disposal should spelt out clearly at the approval level.
3. A careful landscape ecology appraisal of the site will be a central element of any development design brief. Details including an assessment of the impact of the proposed development and any appropriate measures to alleviate this shall be submitted for approval.

Extensive development

- 4) Extensive development will only be permitted where large-scale change is desirable; it should:
 - a) Relate satisfactorily to the scale, character and use of the adjacent townscape;
 - b) Have regard to the pattern of historic layouts and preserve such patterns in any scheme;
 - c) Relate satisfactorily to any features of open spaces, buildings or structures of character on or adjoining the site;
 - d) Have careful attention to the scale, use and landscaping of spaces on the site;
 - e) Take account of existing and likely future patterns of traffic and pedestrian movement
 - f) Ensure that servicing and parking areas are sited to provide both good visual and practical amenity.

Infill development

- 5) Within areas of varied townscape of little quality, infill developments should have an independence of form and design and should create, where appropriate, new compositions and points of interest. The form and design should normally, however:
 - a) Be disciplined by the existing building lines and overall scale of the area
 - b) Have regard to the form and materials of adjoining areas.
- 6) In areas of varied townscape of significant quality, including all conservation areas, infill developments could also create new compositions

and points of interest. The form and design of the building should normally, however, be disciplined by:

- a) Building lines, scale of the area, heights and massing of adjoining buildings and the characteristic building plot widths;**
 - b) The architectural characteristics, profile and silhouette and the type and color of the materials of adjoining buildings;**
 - c) The complexity and richness of materials, form and detailing of existing buildings where the character of the area is enhanced by such buildings; new developments should echo this richness; simple robustness in detail will not necessarily suffice.**
- 7) Good modern design may be acceptable for infill developments, if successfully carried out within the disciplines laid out in (5) and (6) above. In this regard a 'supplementary planning guidance', with an overall brief to which the developer may pay due consideration, may be prepared.**

Further reference to new & infill design in conservation areas should be referred to in CON 5 and DES CON 5.

CON 2: DEMOLITION AND DESIGN CONTROL FOR UNLISTED BUILDINGS.

Note: Unlisted buildings form the stock of buildings that do not form a part of the "List" of buildings (proposed in this Report) with statutory control for conservation in Matheran (as distinct from unlisted buildings in conservation areas).

The unlisted stock (base for identification of listed buildings) in Matheran is identified on the basis of two aspects - the cultural significance of the building and its state of preservation (the same as used for identification of 'listed' buildings).

Reference to the process of evaluation may be referenced from Part III, section B, 4.0. Further reference must to be made from CON 1, CON 3.

DES CON 2

Unlisted buildings

- 1) Demolition of unlisted buildings maybe considered on the advice of the Matheran special area Heritage Advisory Panel (SAHAP).**
- 2) A scheme for reconstruction will be treated as 'infill development'.**
- 3) High standards of design will be expected in alterations and extensions to unlisted buildings.**

Policies CON 1, CON 3 and DCR will also apply.

CON. 3: PRESERVING LISTED BUILDINGS

Aim:

Endeavour to protect and enhance all listed buildings, their settings and those features of special architectural or historic interest that they possess. (within and outside conservation areas). Reference of the individual List Cards and Part III.B, 4.0 and 6.0 is to be made while considering conservation/development proposals for all listed properties. 'Supplementary guidance' for listed building, may be prepared to have an advice on planning applications. Listed buildings will have an overlap of advice from the DCR (SADP).

Reasons:

- a) Listed buildings make an important contribution to the townscape and architectural character of Matheran and it is of utmost importance to preserve and protect them. This Report identifies 199 buildings in Matheran for heritage listing, with allocation of grades - grade II-A, II-B and III. These buildings are of special architectural and/or historic interest and any proposal on internal or external works that would affect their character, appearance or setting should be controlled. The owners of the listed buildings may be provided with a building preservation notice.
- b) Basic routine maintenance is the responsibility of the owners of the building. Grading of buildings for conservation, is a new concept in the country as a whole, and as such, undertaking maintenance and repair in a careful manner will need a special advice. The "supplementary guide for listed buildings", will include such technical guidance for listed building owners. A system of 'grants' for the maintenance and repair of listed buildings, at the Matheran level, may be negotiated, if viable from the revenues collected for such properties. For properties at risk, an intervention by the Monitoring Committee, to ensure the conservation of a property either by issuing a repair notice, or by proposing an incentive of change of use and/or government auction of the property (in the case of complete inability of the owner to comply), may be able to provide the necessary grants.
- c) The best use for a listed building is that for which it was intended. In most cases of buildings at risk, the buildings being purpose designed for residential use, by large families, which have now either fragmented or do not consider it a viable investment, are no longer required and left empty. Neglect, thus is the most considerable danger. In these circumstances, changes of use of building may be suitable, if it will result in the conservation of the building and if it can take place without considerable alteration or loss of character. Advice on the change of use of each property is provided in the individual List cards, in this Report. The implications of change in most cases, from residential to lodging and boarding/hotels, seem to be a viable option. The option will need a confirmation with the carrying capacity analysis and recommendations that are proposed to be undertaken for Matheran.
- d) The SAHAP will have control over the proposed demolition of all listed buildings. The control over demolition over listed buildings will be guided by the advice of this Report (refer to 'list cards' and 'Grading and Design control, Part III 6.0). After a careful scrutiny of cultural significance and the structural integrity of the buildings, this Report implies that no demolition of a listed building will be allowed. None of the grade II –A, II-B or III listed buildings will be demolished. If, however, there are exceptional cases where, ancillary structures, forming a part of the

- curtilage of the listed property, may be considered for demolition or part demolition. This will be considered for reasons of structural stability of such ancillary structures, or where the balance of needs, on planning grounds and the comparative quality of the existing main building is to be maintained. The approval will be subject to an extremely stringent scrutiny by the SAHAP and the Monitoring Committee.
- e) Proposals for structural repair should be scrutinized in the context that disturbance caused by major works can turn minor weaknesses into serious defects requiring further works which in turn can further disturb the structure. Alterations should normally be restricted to a modest scale, and minor works as a justification for major works should not be accepted. All features, like main structural walls, original chimney breasts, fire places, floors, verandah forms and finishes, major structural timber and roof structure etc., which are important to the architectural and historic integrity of the place will be expected to be retained. In some specific case where part demolition of ancillary structure is agreed, particular attention will need to be paid to the implications that it may have on the stability of the remaining building. At all times the onus will be placed on the applicant to demonstrate that alterations, extensions and other structural works to be the listed buildings can be carried out without putting the retained historic fabric at risk.
 - f) Repairs, alterations and extensions are sometimes necessary to modernize or adapt a listed building. Such works, even if very small in scale, can irreparably damage the architectural integrity of a valuable building. Continuity and preservation of the original fabric is always important for listed buildings. Advice on these matters at broad level is prescribed in this Report, for each grade category of the listed building (refer to 'list cards' and Grading and Design Control, Part III, 6.0). The advice is derived from a careful scrutiny of the buildings, with respect to their architectural, structural and setting integrity. At a detail level, the elements of the original historic fabric, the presumption will be in favour of retaining all original internal and external decorative features such as the furniture, fireplaces and chimney breasts, windows, doors, paneling, railings and balustrades, decorative woodwork and ironwork, tiles, plaster and stucco work, other features as roof crestings and decorative fascia boards etc. This report falls short of preparing an inventory of such historic fabric for individual buildings and an attempt may be initiated from owners of the listed buildings.
 - g) The original plan forms of the historic buildings are also of importance and should not be compromised by unsympathetic alterations and extensions. Proposals compromising their original plan form of adversely affecting the internal appearance of important rooms or spaces will be resisted. Where repair, alterations or extension works are proposed, they must relate sensitively to the original building and will require craftsmanship (the existing trades within Matheran can be motivated and kept alive) and professional skill of a high standard. The materials used for the works should match the original. In the case of Matheran, the laterite stone, used for most buildings, has an ecological value and the priority should be of recycling. The use of non-traditional materials normally will not be acceptable.
 - h) The setting of a listed building is of great importance and should not be adversely affected by unsympathetic neighbouring development, on the same plot or otherwise. Development, which adversely affects the setting of a listed building or obstructs its view, will normally be not permitted.

- i) **The integrity of historic buildings is greatly manifest in the associated historic names and titles. Names of buildings tell a story of the past associations with people, places and the growth of the component. Applications for change of name/titles will not be acceptable.**
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DES CON 3

Protection of Listed buildings

- 1) **To preserve buildings of special architectural or historic interest, their setting and features of architectural or historic interest by using all available powers.**
- 2) **Proposals for total demolition or partial demolition will not normally be acceptable. (Reference is to be made to the "Grading and Design Control, Part III, 6.0)**

Uses of Listed buildings

- 3) **Proposals for the change of use of listed buildings which were purpose-designed for uses no longer viable, may be considered for a change of use (adaptive re-use) as per Part III, 6.0. The new and adapted use must not adversely affect the special architectural or historic interest of the building or it's setting.**

Works to Listed buildings

- 4) **All proposed works should be shown in an application and any matter that might be the subject of control under other or by another authority legislation (Forests, PWD etc. in Matheran) should be resolved or be capable of resolution in a satisfactory manner. Where it is necessary to determine the manner in which the work should be carried out, sensitive opening up and limited investigation will be encouraged, providing it is carried out in the consultation with the SAHAP.**
- 5) **All aspects of the proposals necessary to properly indicate that the overall effect of the proposal is not detrimental to the architectural or historic integrity (original interiors layout and furniture) or detailing of the building should be well represented. An inventory of the list of such items which contribute to the architectural and historic integrity of the building and it's setting (interior and garden layout, artifacts etc.) should become a part of every application. Alterations should normally be in accordance to style and detailing of the original building or with later alterations of architectural or historic interest. Wherever possible existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced. All works, whether they are repairs or alterations, will be required to be carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate.**
- 6) **Extensions to listed buildings will only be acceptable where they relate sensitively to the original building. Where the existing original roof structure is of specific architectural or historic interest, it should be preserved. Reference to be made to Part III, 6.0.**
- 7) **The SAHAP will impose, as necessary conditions on consents, in order to govern any aspect of work to a listed building including any that is**

necessary for the protection of parts of the building not within the area of the permitted works. In order to be able to consider the grant of permission or consent, sufficient information will be required to be sure that any works that might be permitted can be carried out without danger to the fabric and structure of the building and adjoining historic properties or buildings of character which may be affected by such works. Should during the course of the approved works, part of a building be found to be insecure or unstable or otherwise affected by the works, such measures as may be necessary should be taken in order to ensure the preservation of the building.

- 8) In order to reduce the risk of theft of architectural features from the historic buildings, it may be required to insist (as a condition) additional security arrangements in order to safeguard those features while a building is empty or during building works.

Setting of Listed buildings

- 9) Developments, which adversely affect the setting of a listed building or important views of listed buildings, will normally be not allowed.
- 10) All applications for development of listed buildings will integrate the visual and functional dimensions of landscape and landscape assessment and landscape ecology, must be an essential part of the design proposal. The applications may be presented in prescribed format.

Reference to 'Grading and Design Control Part III-B, 6.0, for control advice will be necessary. Policy CON 1, CON 5 and CON 6-10 will also apply.

CON 4: SAFEGUARDING ARCHAEOLOGICAL REMAINS

Aim

To ensure that potentially significant archaeological remains and data are properly safeguarded when sites are redeveloped.

Reasons

- a) Archaeological remains constitute important evidence of the city's past and are a finite and fragile resource very vulnerable to modern development and land use. Once removed that part of the past is lost forever. Matheran's archaeology is chiefly manifest in the surviving ruins of the St. Paul's Church along with the adjoining European (Protestant) cemetery and Roman Catholic cemetery. All the above properties are leasehold to private Trusts, the Bombay Diocese and the Archbishop of Mumbai respectively. The Draft Modifications to the D.P (1998) suggests disruptive change of land use in these properties. The other four cemeteries located at Rambagh the Mahar, Mochi, Bhangi as a group and the Maratha also merit under this category (refer to list cards). Their integrity though is of a lesser value. All these cemeteries presently are not active in use. The Parsee cemetery and the Hindu crematorium located also at Rambagh are presently in use. Both these sites contain an archaeological significance, since the main buildings, the layouts and the cenotaphs all hold an archaeological reference.

- b) Archaeology is a national as well as a local asset and that its preservation is a legitimate objective, against which the needs of development must be carefully balanced and assessed. The destruction of such remains should be avoided and any new additions to the sites or on adjoining sites should take place with prior archaeological excavation and record.
- c) Further public appreciation of Matheran's archaeological heritage should be pursued and encourage its effective management as an educational, recreational and tourist resource.
- d) These archaeological remains merit protection under an appropriate Archaeological Act.

DES CON 4

Archaeology

- 1) **Promote the conservation, protection and enhancement of the archaeological heritage of Matheran and its interpretation and presentation to the public. The entire area (clubbing of the properties merely as an area) of the St. Paul's, and the two cemeteries is identified for an 'Archaeology Park' (Ref. to the subjective list cards).**
 - 2) **Where development may affect land of known or potential archaeological importance (development of adjoining sites as in the case of cemeteries at Rambagh), the applicants will be expected to properly assess and plan for the archaeological, visual etc. implications of their proposals.**
 - 3) **Seek to ensure that archaeological remains and their settings are permanently preserved in situ and are given statutory protection. In all the above cases, preservation in situ is both desirable and feasible (with a management and repair scheme).**
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4.4.3 Built and natural (cohesive) environment

CON 5: PRESERVING AND ENHANCING CONSERVATION AREAS.

Further reference to be from Part III, 4.0, 6.0 and 5.0.

Aim

Seek to preserve and enhance the character and appearance of Matheran's conservation areas.

Reasons

- a) This Report identifies and considers that the conservation areas 'A', 'B' & 'C' have a significant townscape quality and that their distinctive character are worthy of preservation and enhancement. They are individually important and collectively contribute to the character of Matheran. These areas are shown on the map: Heritage Listing Proposal -DRG 3, Conservation Area maps - DRG 4 to 11 and character appraisal sheets nos. 1 to 11.

- b) Within conservation areas, seek to preserve or enhance the character and appearance of the area. Many buildings, both listed and unlisted, make a contribution to the character or appearance of the conservation areas. There are, however, other buildings that make little or no contribution to the area and could be replaced wholly or partly with suitable new developments, which make a positive contribution to the character and appearance of the conservation areas. Assessment of the relative contribution of the existing buildings and the anticipated contribution of projected buildings to the character and appearance of the conservation areas when redevelopment is proposed will be done. In making this assessment the contribution of the existing uses to the character and appearance of the conservation area will be considered.
- c) When considering applications for the partial demolition or reconstruction of buildings in conservation areas (as attached add-ons to listed / unlisted buildings), the effect of this on the character and appearance of the area will be considered. It will be required of the applicants to demonstrate that the stability and architectural integrity of those parts of the building to be retained are adequately safeguarded both during the course of the construction work and afterwards.
- d) Alterations and extensions to buildings in the conservation areas must preserve or enhance the character and appearance of the area. Views from the surrounding buildings, streets and other views may be important. Where alterations or extensions to buildings adversely affect the character (architecture - form, scale) or appearance (treatment) of the buildings in question or setting of the neighbouring buildings they will not be accepted. All services, equipment etc will be appropriately located (on the roof or ground) so as to not adversely affect the area. In general all alterations and extensions should be carried out in material to match the existing or in keeping with the character and appearance of the areas.
- e) In the conservation area 'A', shop fronts are of great importance in dictating the character and appearance of the area. In the recent past inappropriate shop fronts have been inserted - change of use of old bungalows along the street, additions of restaurant and informal retailing activities in the forecourts (front open spaces). This has destroyed the harmony of the streetscape and adversely affected the appearance of the building in question and the overall area. Removal of incongruent features with a scheme for rearrangement will provide an opportunity for enhancement of the area. Separate guidance notes (supplementary guidance) will be prepared and published while seeking to protect and enhance the original shop fronts and approving new shops.
- f) Because the successful integration of new developments and alterations or extensions to buildings in conservation areas is to a large extent dependent on the detailing as well overall massing, outline permission for development will generally be refused.
- g) In addition to visual quality, the uses that are associated with particular buildings and conservation areas are vitally important to the character of those areas. In all the three areas proposed for Matheran, the character, scale and diversity of both buildings and uses are important to its economic success (especially areas 'A' & 'B') and its attractiveness (all three areas) to residents and visitors.
- h) The integrity of historic buildings is greatly manifest in the associated historic names and titles. Names of buildings tell a story of the past associations with people, places and the growth of the component. Applications for change of name/titles will not be acceptable.**

- i) It will be appropriate to initiate schemes for the improvement of parts of the areas. The enhancement of streets, by tree planting, clearing the advertisement and other clutter, properly guided shop fronts and forecourt spaces, painting of facades can all bring considerable benefit. The schemes may be initiated at various levels - the governing authorities as well as local residents, owners or amenity groups. Guidelines on works to buildings will be prepared and published.

Additional policies relating to new and infill buildings, unlisted and listed buildings is contained in CON 1, CON 2 and CON 3 respectively.

DES CON 5

Conservation Areas:

Preservation and enhancement

- 1) **Seek to secure the preservation or enhancement of the character and appearance of conservation areas. Provision for the formulation and publishing of special guidance for the preservation, protection or enhancement of conservation areas should be made.**

Conservation Area Review

- 2) **Review of conservation areas and boundaries periodically, while taking into account of any representations or applications for proposals will be undertaken.**

Applications

- 3) **Applications for planning permission in outline for development within conservation areas will not normally be acceptable. In all cases applications will be expected to provide sufficient information about the proposed development and its immediate setting to enable a proper and full assessment of the potential effect of the proposal on the character and appearance of the relevant part of the conservation area.**
- 4) **Applications involving change of use will be normally considered for the contribution of existing and proposed uses to the character or appearance of the conservation area, and proposals, which would fail to preserve or enhance the character or appearance of the conservation area, will be resisted.**

Conservation Areas: Demolition

- 5) **Seek the retention of buildings, which make a significant contribution to the character, or appearance of the conservation area. Proposals involving the total demolition of unlisted buildings will be considered against the following criteria:**
 - a) **The contribution the existing building makes to the character or appearance of the area, in relation to the potential contribution of the proposed replacement development and its anticipated ability to preserve or enhance the character or appearance of the area.**
 - b) **The condition of the existing building and its capacity for adaptation.**

- c) **Formal consent for total demolition will not normally be granted in the absence of detailed and acceptable proposals for the replacement development. Consent will be so conditioned as to tie demolition to the implementation of the approved scheme**
- d) **Where it is considered necessary to retain an unlisted building in part or in whole, structural alterations to the building which would materially affect the character or appearance of the conservation area, will only be acceptable where they will preserve or enhance the character or appearance of the conservation area and where it can be demonstrated that the alterations proposed can be carried out without unacceptable risk to the retained fabric.**

Alterations and Extensions

- 6) **Extensions to buildings in conservation areas should preserve or enhance the character or appearance of the area. They should in general be confined to the rear or least important facades and should not upset the scale or proportions of the building or adversely affect the character, appearance or setting of neighbouring buildings.**
- 7) **Roof extensions should always complement the appearance of the existing building. Telecommunications equipment, satellite dishes or other roof plant should be sensitively located and should not adversely affect the character or appearance of conservation areas.**
- 8) **In buildings, which contribute to the character and appearance of conservation areas, it may be necessary to retain existing features, such as doors or windows, or to replace them in facsimile. Windows constructed in aluminum, UPVC or other non-traditional materials, or of a design out of character with the building in question, will not normally be acceptable. The replacement of existing non-traditional features with traditional alternatives will be encouraged.**
- 9) **In buildings which have lost important original features such as shop fronts, traditional forecourts with original house facades (behind additions of new uses like restaurants), or any decorative work of the original facades, the presumption will be in favour of restoring the building to its original appearance or replacing the missing features with designs which complement the architecture of the building in question.**

Materials

- 10) **In most cases new development or alterations or extensions which materially affect the character or appearance of buildings in conservation areas will be expected to use traditional or other durable natural materials which preserve or enhance the character or appearance of the conservation area.**

All the policies (CON and DES CON) will apply to conservation areas. Further reference will also be made to Part. III, 4.1 and 6.1 and 5.0 verify.

**CON 6-10:
ENSURING HIGH STANDARDS OF TOWNSCAPE DETAIL AND PLANTING**

Note: The scope of this policy covers the whole of Matheran – including conservation areas, listed and unlisted buildings.

Aim

To protect and enhance the 'green' environment of Matheran, protect sites or features of nature conservation importance and ensure high standards of design in all townscape detailing such as advertisements and street furniture.

Reasons

- a) This Report stresses on the importance of the natural environment and policies to protect other open green spaces and nature conservation in Matheran. Appropriate landscaping is important for enhancing the setting of buildings and groups of buildings and for contributing to Matheran's fragile ecology. Landscape features such as trees, railings, floorscape, topography, retaining walls etc. individually and collectively contribute to the overall quality of Matheran. Similarly, elements in the street scene, such as street furniture, signs and advertisements should be of a high standard of design whilst relating to the particular aesthetic or functional requirements of individual buildings, streets and areas. Development of comprehensive policies for special detailed townscape treatment of areas of particular importance, and especially areas in which such policies can contribute to both the success of commercial activities and the enhancement of residential and tourist amenity. The following sections deal with trees and shrubs; signs and advertisements; street furniture and railings, boundary walls and paving, and public art.

CON 6: TREES AND SHRUBS (AS FOREST LANDS AND WITHIN INDIVIDUAL PROPERTIES)**Note:**

- 1) The reserved forests of Matheran are very important to the visual quality and amenity of built up areas. Matheran as Hill resort attracts tourists based only on its natural assets. Nature conservation and ecology and are therefore a resource most worthy of care and protection. Special guidance on the preservation of trees and shrubs may be prepared and published.
- 2) The Regional Forest departments have to place tree preservation orders (refer to Forest Act 1927) which are considered most important to the visual and ecological quality of Matheran, in order to prevent their removal or mutilation. Environmental management of this aspect of Matheran should be planned within inter-departmental schemes. All development which requires the removal of trees, will be generally refused or seek replacements.
- 3) Protection, continual maintenance, pruning and replanting of trees and shrubs is needed in order to maintain the stock. Planting programmes can be initiated, and a requirement of planting in private developments as a condition on planning consent can be insisted upon. Proposed development that would result in the loss or damage to trees, especially those making an important contribution to the street

scene or the character of a conservation area will be discouraged, and will normally require a proper replacement when a tree is felled. Trees should also be protected from street or road works and use of chemicals on road surfaces.

DES CON 6**Trees and shrubs**

- 1) To continue to make tree preservation orders wherever necessary and protect all trees that are the subject of tree preservation orders.**
- 2) To continue to replace and plant new trees and shrubs. Such planting may be required as a condition of development permission.**
- 3) To resist the loss of trees unless dangerous to the public or in rare circumstances when felling is required as part of a replanting programme.**
- 4) To refuse permission for developments likely to result in the damage to or loss of a tree which makes a significant contribution to the character and appearance of the area?**

Policy guidance from CON 1, CON 2, CON 3 and CON 5 will also apply.

CON 7: SIGNS AND ADVERTISEMENTS

- a) It important to control signs and advertisements since, if insensitively handled in size, design or siting, they can harm the appearance of buildings and add clutter to an already busy street scene.**
- b) To control outdoor advertising in the interests of amenity and public safety, and should be subject to the special design guidance prepared and published for Matheran as a whole with special reference to the conservation areas.**
- c) Signs and advertisements are important to commercial areas, being both informative and sometimes adding interest and vitality to the street scene. Unfortunately, however, the proliferation of signs and advertisements, often of increasing size, movement and brilliance, is an aspect of competition between shops, hotels and restaurants that may be particularly damaging to the visual quality of individual buildings, streets and areas of Matheran. In particular, the architectural integrity of individual buildings and groups of buildings may be destroyed by insensitive advertisement design or siting. Commercial signs and advertisements should therefore relate to the traditional proportions of the building. Signs and advertisements suspended across the streets are inappropriate to the character of Matheran's streets and will not be acceptable. Proposal for promotional banners, balloon advertisements and mobile, rotating or static electronic signs, whether freestanding or attached to buildings, will be inappropriate in most parts since they are considered to be alien to the historic character of Matheran. Advertisements should make a positive contribution to the character and appearance of the conservation areas and Matheran on the whole.**
- d) In the conservation areas of Matheran, there are complex combinations of uses and requirements. In area 'A' for example there is a need to achieve a reasonable balance among the commercial needs and convenience of hotel operators and their patrons; the amenity of adjacent residential occupiers; the need to ensure the preservation or enhancement of the character and appearance of the conservation area and the maintenance of the special architectural and historic**

interest and setting of the listed buildings within the area. In this area, wherever possible, fascia boards may have simple painted signs, or have traditional hanging signs. Advertisements should relate sensitively to the building on which they are located and to the character and appearance of the area. In general shop signs should be located at fascia level and should not damage the appearance or architectural integrity of the building on which they are located. Normally, internally illuminated box fascias and projecting signs will not be appropriate in conservation areas. Supplementary guidance for each conservation area should be prepared and published.

- e) Special guidance governing the design and siting of street signs and lighting and their application for conservation areas and Matheran should be prepared and published. Where signs are necessary in conservation areas, their disruptive effect may be minimised by being well sited and grouped at priority locations. Light poles and hanging wires detract from the character and appearance of conservation areas and an alternative of placing them in well-constructed underground ducts can be considered.

DES CON 7

Signs and Advertisements

- 1) **Signs and advertisements must be well designed and sensitively located within the street scene. When considering outdoor advertisements due regard to the circumstances of each case and the interests of amenity and public safety.**
- 2) **Signs and advertisements will not normally be acceptable on street furniture in conservation areas, listed buildings or other sensitive locations (nodes and other open spaces like parks etc).**
- 3) **Signs and advertisements should be carefully related to the character, scale and architectural features of the building on which they are placed. Within conservation areas and residential areas, illuminated box signs and projecting signs will not be permitted unless they can be successfully related to the design and detailing of the building and do not detract from the special character of a group of buildings or a street.**
- 4) **Shop signs, including projecting signs, should normally be located at fascia level.**
- 5) **Moving digital displays and message boards and intermittent or flashing signs will not normally be acceptable.**

Signs at High Level

- 6) **High level signs will be unacceptable unless it can be demonstrated that they make a positive contribution to the character of an area. Hanging advertisements across the street in conservation areas and in Matheran will be inappropriate. Balloon advertising will normally also be inappropriate.**
- 7) **Advertisements and hoardings on the road from Neral to Matheran, at the public meeting places like the Charlotte Lake, all the view points etc. will generally be not accepted.**

- 8) Random advertisements put up on tree trunks will be not are acceptable generally in the whole of Matheran.**
- 9) In conservation areas portal gateways advertising shops and announcing shopping centers detracts from the natural setting of the street nodes and will be not acceptable. Strategies for the reversal of these should be formulated within enhancement schemes.**

Hoardings

- 10) Permanent advertising hoardings will not normally be permitted and there will be a presumption against the display of advertisement hoardings in conservation areas and adjacent to listed buildings.**

Temporary Advertisements

- 11) Permission for temporary promotional banners and other forms of temporary advertising will not normally be permitted, particularly where they would detract from the character or appearance of a conservation area.**

Policy guidance CON 1, CON 2, CON 3, CON 5 will also apply.

CON 8: STREET FURNITURE

- a) Consider the design and siting of street furniture important to the quality of the environment, and should be carefully controlled.**
- b) Certain structures (telephone kiosks) are placed in the building forecourts or along the streets without express planning consent. Prior approval is required from the concerned authorities for the design and siting of telephone kiosks and other telecommunication equipment on the streets, especially in the conservation areas. No encroachment of the street will be acceptable for such structures.**
- c) Certain structures (of prototype design) for retail trade (leather goods and food stalls) have been provided by the Matheran Municipal Council. These as well as the encroachment structures for retail trades are a deterrent to the character and appearance of the conservation areas and Matheran. Enhancement schemes should provide for the removal of such and special guidance for the need and correct placements should be prepared.**
- d) The whole of Matheran is pedestrian tourist resort; this results in a need for a large number of litterbins, benches, telephones, signs and similar facilities. If not carefully designed and sited, the large numbers of such amenities, together with street lights, planters, recycling banks (for the large amount of litter left behind by tourists) and the essential structures of statutory undertakers can result in visual clutter and confusion and a general air of untidiness. Advertisements on street furniture can add to this unsightliness. While the provision of street amenities is to be welcomed, in a sensitive place like Matheran further structures cannot be accommodated without harming the environment. Containers such as bottle and can banks and other community bins for refuse and recyclable materials, should be properly sited so as to minimise visual intrusion and to allow clear passage for people as well as minimise disturbance. In conservation areas, the environment of which the Council has a duty to preserve and enhance, street furniture can be**

particularly discordant unless it is designed and sited with respect to the particular character of the area. Special guidance on street furniture for conservation areas and Matheran as a whole should be prepared.

- e) The conservation areas either did not have or does not retain any of its historic street furniture. New additions like street signs (mounted on posts) are ill located and of poor design. Drinking fountains and cattle troughs are much required. Conservation area, 'A' which has the maximum clutter, only has a stray water fountain of an incongruous design, a wasteful effort at enhancement. Most of area 'A' has its street edge defined by activities like outdoor eating (extension of restaurants), informal retailing in forecourt green spaces (outside the Kapadia Market) etc. The seating for such spaces should be organized with appropriate design guidance. Light poles and overhead wiring can also have detail design guidance. The scope of integrated modern design with proper color and materials can add to the variety of the place.

DES CON 8

Street Furniture

- 1) **Seek to ensure that necessary street furniture is of good unobtrusive design, harmonises with the street scene, is sited so as to minimise visual clutter, and allows clear and safe passage for people.**
 - 2) **In conservation areas seek to ensure that street furniture is of a design compatible with the character of the area.**
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CON 9: BOUNDARY WALLS, FLOORSCAPE AND RAILINGS.

- a) Boundary walls are characteristic features in parts of Matheran, especially in the conservation areas. They should be protected and properly maintained. The traditional floorscape of Matheran streets and paths is in cobbled laterite (local) stones. The paths and paving within plots is also traditionally in the same material. Maintenance of the floorscape will contribute to the townscape qualities of Matheran.
- b) Matheran did not have any traditional railings. The new railings added along the railway lines in parts of the conservation areas are in concrete of an incongruous character. Railings are also being added to the edges of the viewpoints (traditionally view points had no railings) and open spaces like public parks (traditionally hedges or boundary walls) in cast iron or steel. Such should be designed sensitively for subjective locations.
- c) Most properties in Matheran and in the conservation areas have traditional boundary walls in local laterite stone. The boundary walls in the conservation areas used to enclose forecourt-terraced gardens. Most of these are intact in conservation areas and the rest of Matheran. Maintenance of these will be sought while considering new applications.
- d) Re-paving work in the streets and within plots, using traditional laterite stone can make an important contribution to the character of a conservation area and Matheran. A trend of repair and restoration by private amenity groups (hoteliers) using traditional material and technique has begun recently. The laterite stone,

which has been lost due to negligence, is possible to be retrieved from the adjoining forest lands where it has laid strewn for some years now. New applications for paving needs stringent control over the extent of ground area covered (ecological reasons) and also the type of paving - reuse of existing should be advocated. It is necessary to design carefully the paving of small private courtyards and forecourts, especially where these are visible to the general public, more so in the conservation areas.

DES CON 9**Railings**

- 1) In parts of conservation areas and at the specific locations of view points and parks, where railings form an important feature of the townscape it will be required to have appropriately designed railings such as to not detract from the character and appearance of subjective sites.**
 - 2) In conservation areas where characteristic boundary walls form an important feature in the townscape, their demolition or unsuitable replacement will not normally be permitted and such decisions should be included to within the scope of planning control.**
 - 3) Permission will not normally be granted for development, including the creation hard-standings, on front gardens, which are important to the character or appearance of a conservation area or to the setting of a listed building or group of buildings. In particular, the recent trend of creating large portal entrances reached up by a flight of steps with elaborate step guards (all in laterite stone from the old building), as encroachments on the original street edge (at Kumar Plaza and Richie Rich Hotels) will be discouraged. Enhancement schemes for removal of such features, which detract from the character, and appearance of conservation areas should be planned.**
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CON 10: PUBLIC ART

- a) Art can play a valuable role in improving the fabric of the physical environment. All aspects of the urban environment - architecture, building materials, colour and lighting, can form elements that enable the arts to be built into the physical fabric. The integration of art into a development can play an important part in promoting the cultural image of Matheran. Many hotels use art forms in the forecourt and other open spaces within their plot boundaries (especially in the area 'B') to attract tourists. Most of the existing forms are of a disruptive character.**
- b) The inclusion of suitable visual arts in development schemes that are appropriate in policy terms will be welcome. Voluntary agreements will be encouraged with developers, where appropriate, to commission art and craft works (perhaps within an overall landscaping treatment) as part of a building or refurbishment project. These may even include public sculpture, environmental art and high quality creative exterior (outside plots) and interior design.**

DES CON 10**Public Art**

- 1) Encourage proposals for public art, where appropriate, in the provision and enhancement of buildings and open spaces. All proposals must be of a high standard of design and quality.**
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4.4.4 Natural Environment

Note: There will an overlap in the considerations of components between CON 11, CON 12, DES CON 11 and DES CON 12.

CON 11: PROTECTING THE WIDER ENVIRONMENT - ECOLOGICAL SETTING**Aim**

To protect and enhance the wider environment and the ecological setting of Matheran.

Reasons

- a)** The complex interactions between man and the Matheran Hill has produced a unique and distinctive urban character - both picturesque and historic. Having provided an ideal setting for development as a British Hill Station, till date it offers a major leisure, recreational and tourist facility. It is one of the major contributors to the special environmental status of the identified eco-sensitive Zone. A detailed strategy for a long-term improvement of Matheran, with the objective of sustainable development is recommended. This can be achieved with several organisations working together, at local and regional level - The SPA, Matheran Council, District Town Planning Department, PWD, MTDC, Forest department, other public amenity departments, and public welfare (NGO) groups.
- b)** The Hill has a highly sensitive eco-system, the sustenance of which is extremely vital for the viability of Matheran and the identified Zone. The components responsible for such viability are manifest in the vast forest lands (Matheran forests are 'reserved forests') amidst which is set the urban character. The interdependence of the forests with the other components, the geology, hydrology, and the climate with the forests forms an important ecological chain. Some of these components have suffered from the risk of loss due to interference or neglect, leading inadvertently to the loss of forest cover. Such risks need to be reviewed stringently on a holistic level, at the Matheran and the Zonal level.
- c)** The use of Matheran being dominated by a tourist economy, a balance needs to be established between development and future viability. Conservation and sustainable development strategy can be a solution. The concept of sustainable ecological tourism, with a detailed visitor management plan should be formulated (as a component of the overall conservation and sustainable development plan for Matheran and the Zone).

DES CON 11**Ecology**

Note: The recommendations and suggestions presented here have to be incorporated mainly as strategies within the SADP with a detailed background of specific locations and management outlines. Although this Report borrows from the very few available studies carried out on the ecological concerns of Matheran and from the observations during the course of the survey, most aspects lack the required detailed assessment.

- 1) No de-reservation of any part of the forest land will be generally permissible. The use of the forest for non-forest purpose, excepting for any work relating to conservation, development and management of forests and wild life (reference to the Forest Act 1927). With reference to this the proposal for eco-tourism (annexure no. 8) as per the Forest Protection Department's plans, need a careful scrutiny before implementation - especially the inclusion of constructing several building for the purposes of facilitating tourists and education programmes. It is to be noted that while it is important to make Matheran more accessible to tourists, it will not be at the expense of losing more forest cover. A sustainable solution would be to have these facilities within existing buildings - as adaptive reuse proposals.**
- 2) Studies for identifying tracts of specific tracts of forest lands and their status need to be undertaken so as to have specific goals for protection, conservation and development of subjective parcels of lands. Undertaking intensive scientific character appraisals for the whole of Matheran and the valley slopes can do this.**
- 3) Vigilance of the forest lands on the plateau and along the slopes is a much-required aspect. The cutting of forests by local villagers has been increasing over the years. Forest fires and the system of 'shifting cultivation' also need a check.**
- 4) The proposals for water parks and children parks suggested within the above proposal and the Draft Modifications to DP 1998 will induce a change in the attitudinal concept of eco- tourism and will be abandoned. Enhancement programmes aimed at protection of the natural environment should be formulated involving the locals and the tourists.**
- 5) The level of human interference with the natural topography of Matheran accentuated by an overall neglect by people and administrative bodies (Forests and the Council) has led to loss of soil cover, exposing the roots of thousands of trees - especially at the road edges. Maintenance of retaining walls and laterite pitching along the roads should be undertaken urgently as enhancement schemes, with a priority over general beautification projects.**
- 6) Preserve the pedestrian status of Matheran. The sustenance of the pristine quality of Matheran is owing to solely to the pedestrian status of Matheran. Ecological imbalance due to even the slightest fragmentation of the cohesive forests will lead to an irreversible damage. The recommendation of making the Simpson Tank to Elphinstone Lodge property, a vehicular road as per the Draft Modifications to DP should be deleted. Enhancing the quality of the roads will improve the access for tourists and other commodities greatly.**

- 7) The environmental quality of the space for unloading of goods that arrive at Matheran, at the Simpson's Tank needs to be improved. This space though ideally located so as not to allow the entry of vehicles beyond this limit, has a tremendous tourist potential (the historic Simpson's Tank), which remains undermined. An enhancement scheme aimed at sound management needs to be formulated.**
- 8) Most of the slopes of the Hill are steep, above 30 degrees. Deccan Trap, which constitutes the body of the hill formation, is a bad aquifer so the area has a very less potential of ground water. Most of the rainwater washes down in the form of springs leading to severe soil erosion of the precious laterite topsoil. Water harvesting systems with subjective application to rejuvenate springs must be worked out. Bunding of streams and springs, as check dams along the natural drainage channels will reduce the speed of flow and check soil erosion.**
- 9) The existing water reservoirs - Charlotte Lake and its waste weirs (at Celia Point) need maintenance related management and augmentation schemes. The other major sources of water storage at Simpson's Tank, the Malet and Harrison springs, the Walkers tank etc. need to be given priority for investigating their potential for local use.**
- 10) The historic rainwater (surface run-off) drainage system as designed by the British was in good balance with the natural attributes of the Hill. The rampant soil erosion of the hill today is due to the fact that this existing system is in a highly neglected and unmaintained condition. The historic Maps of Matheran indicate such systems quite accurately and thus the revival of these has a sound recorded base for revival. This will not only check soil erosion, but also assist the rejuvenation of the springs and streams.**
- 11) Improvement of the road systems by regular maintenance of the floor paving (traditional cobbled paving), kerbs, aprons and laterite pitching (retaining walls), compounded with good drainage should also be commissioned as part of enhancement schemes.**
- 12) The disposal of wastes on the forest floor, especially plastic bags which are not biodegradable, will have serious effects on the soil conditions and thus on the entire eco-chain of the Hill. A complete ban, with stringent vigilance (involving education of the tourists and the locals) on the use of plastic bags and its litter should be imposed.**
- 13) There is no provision of garbage collection and disposal systems on the Hill. As a result it is dumped either in the immediate surrounds or thrown down the valleys. A severe aesthetic and environmental blight along the valley edges (at the view points) is noticed. Survey indicates this phenomenon to be growing rapidly with the increase of tourists each season. A proper method of collection and disposal of garbage and refuse needs to be worked out urgently.**
- 14) One of the main activities for sport and recreation is horse riding. Horses are also the chief vehicles for mobility on the hill, while along with mules and ponies are also used as amenity for carrying goods. Horse manure is major aspect for environmental concern. There are several tested methods**

for collecting and recycling of the manure which can be explored and used for the well being of the station.

- 15) Solar power for general electrical needs like water heating and lighting is a non-polluting and easily available source of energy. It is recommended to use this facility under a designated regulation (annexure 3) at Matheran.**
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CON12: PROTECTING AND ENHANCING THE NATURAL FEATURES AS RESOURCES AND FOR PUBLIC ACCESS.

Aim

To conserve and enhance the natural environment and facilitate the use of the Hill as a tourist resort.

Reasons

- a)** The natural features contained within this discussion are all identified for 'listing' as Grade I. They are view points (headlands), springs, sub hills (one tree hill), sub plateaus (Rugby, Governors hill, Mount Barry), caves (at Goldcroft bungalow), lakes, tanks and wells. The list card for each is to be referenced for any application for development of such features.
- b)** The view points (headlands) are identified as entities – their extents, as boundaries for the identification of the scope for enhancement and protection is not contained within the scope of this report. A supplementary guidance note will be prepared and published.
- c)** The natural springs on the plateau are all seasonal. For this reason it has not been possible to exactly identify or photograph them. The status (nature) of most springs thus also remains incomplete. Some of the major springs have been quoted (historically) to be perennial – the Malet spring, Harrison spring, Ponsonby spring. This is indicative of the degradation of these springs. Some springs are today not accessible due to overgrowth or landslides.
- d)** Basalt stone is a bad aquifer while lateritic soils are porous, for this reason wells on the hill are few and scattered. References for these are taken through physical survey and from books, where not easily accessible. Some wells still hold a sufficient water table.
- e)** The Charlotte lake is the only water resource for Matheran. The quantity of water being sufficient, today it is supplemented by pumping water from the Ulhas River. The other tanks – Simpson and Walker are considered for an alternative means for water supply and remain redundant.
- f)** As for the caves, the sub-hills and sub-plateaus, the information in the list cards is sufficiently informative.
- g)** The names of natural features have historic associations with the development of Matheran as a whole. Applications for change of names/titles will not be accepted.

DES CON 12**Natural features**

- 1) The ownership of the components listed under these categories rests with the Forest department and the Matheran Municipal Council whose duty it is to protect these and enhance their quality as natural resources for direct or indirect human use. Strategic approach to research and policy guidance should be attempted in partnership between the various authorities.**
- 2) Proposals for enhancement of the resources, especially the viewpoints should aim at conservation of the intrinsic nature of the component and not attempt any superfluous beautification attempts.**
- 3) The guardrails at the viewpoints should be applied only where it is of utmost importance and be of an appropriate design. No structures, permanent or temporary will be considered for permission at the viewpoints such that they mar the naturalness of the place. A detailed study for the viewpoints (depicting their boundary for design control) at Matheran should be undertaken for providing detailed design guidance.**
- 4) The quality of environment, public access, protection, conservation and enhancement of the water bodies will be studied in detail with assessment reports and design guidance for each. This can be achieved by a co-ordinated effort from the various authorities.**

Policy CON 6-10, CON 5 and CON 11 will also apply.

LIST OF ANNEXURES

1. Critical Appraisal to “ DRAFT MODIFICATIONS – 1998”. (Vol. - II)
2. Notification (Draft) G. O. I, M. O. E. F, for declaring Pachmarhi region as “Eco-sensitive Zone”. (Vol. - II)
3. Memorandum giving directions to all planning authorities regarding installation of solar assisted water heating systems. (Vol. - II)
4. List of all properties in Matheran. (Vol. - I)
5. Index of graded buildings (plots). (Vol. - II)
6. Directory of graded buildings (plots). (Vol. - II)
7. Directory of natural and man-made features. (Vol. - II)
8. Article on “Plan for Eco-Tourism”, published in newspaper ‘Loksatta’, 31st Oct 1999. (Vol. - II)
9. List of roads (historic identity) in Matheran. (Vol. - I)
10. List of association of notable personalities with Matheran. (Vol. - I)
11. Zone-wise list of graded buildings (plots). (Vol. - II)

CRITICAL APPRAISAL OF DRAFT MODIFICATIONS IN THE DEVELOPMENT PLAN OF MATHERAN HILL STATION ISSUED BY THE MATHERAN HILL STATION MUNICIPAL COUNCIL AND TOWN PLANNING AND VALUATION DEPARTMENT, RAIGAD BRANCH UNDER SECTION 37 OF M.R. & T.P. ACT OF 1966.

**Prepared by: Arch. Kirtida Unwalla (conservation)
Arch. Suneeta Samant (planner)**

INTRODUCTION

- The Development Plan (D.P.) of Matheran Municipal Council came in force on 01.03.1987. It was noticed that many reservations and public sites attracted acquisition of land belonging to the forest Department, hence the State Government directed the Municipal Council to exclude all the lands belonging to the Forest Department. This involved shifting of certain reservations. (13.1 - pg.9). The Development control Regulations sanctioned by the State Government along with the development Plan were found unsuitable for Hill Station development and the Municipal Council was of the opinion that those should be replaced by a new set of appropriate regulations. (13.3 - pg.9)
- The Municipal Council, therefore decided to carry out modifications in the sanctioned Development Plan and to replace the Development Control Regulations by a new set of regulations by following the procedure laid down in Section 37(1) of the Maharashtra Regional & town Planning Act of 1966 by passing a resolution No. 474 dated 12.02.1996. (13.4 - pg.9)
- A notice for inviting objections and suggestions from the public was published on 05.09.1996 in part II of Maharashtra Government Gazette (13.4 - pg.9)
- The Public Notice for inviting suggestions and objections in respect of the modifications (with a schedule of proposed modifications) was given in the local newspapers dated 25.07.1998.
- A period of thirty days was stipulated for submitting suggestions and objections. Many concerned individuals, N.G.O.s as well as Government organizations like M.M.R.D.A. (Mumbai Metropolitan Region Development Authority) raised their objections against the proposed modifications.
- Public hearings for suggestions and objections were held between 21.11.1998 and 23.11.1998.
- The finalization of the Draft Modifications is pending till date.

TECHNICAL SHORTCOMINGS WITH REF. TO THE “NOTICE” VIDE SECTION 37 (1) OF THE M.R. & T.P. ACT 1966 OF THE MODIFICATION TO THE DEVELOPMENT PLAN

- The Report of Modifications does bear any date.
- The signatories on the Modified Development Plan attached to Report (Mr. Surve and Mr. Diwadkar) were not the true persons holding the respective offices of Assistant Director of Town Planning (A.D.T.P.) and the president, Matheran Hill Station Municipal Council, at the date of publication of Modifications. The signatures are not dated.
- The list of modifications enumerates shifting of reservations, proposals for additional reservations, replacement of prevailing D.C. regulations by a fresh set of regulations and significant changes in the zoning pattern of the Hill Station etc. Such modifications lead to **major change in the character of the Development Plan**. For the reasons of **major changes** the notice under section 37(1) of M.R.& T.P. Act is inappropriate. With reference to the above and the provisions of section 38 of M.R.& T.P. Act, the Development Plan of Matheran needs to be **revised** and **not modified**.

SUGGESTIONS / DISCUSSIONS FOR AN IDEAL APPROACH TO A SUSTAINABLE DEVELOPMENT PLAN FOR MATHERAN

- The Development Plan and Modifications seem to have been prepared without taking into account the unique character of Matheran especially in terms of its ecological setting and sustainability. The land use proposals like amusement parks and water parks are mostly based on wrong presumptions, hence inappropriate for the place, which is well known for its glorious natural environment. The Development control regulations seriously lack the sensitive approach that should regard the local built form character and the virtue of natural setting.
- Although a few statements in the report highlight Matheran as a Natural Hill Station, the proposals in the plan insist upon augmenting artificial means for the entertainment of the tourists (7.1 - pg.4) The Plan totally overlooks the need of basic infrastructure for the promotion of conducive tourism like- information centers, guided eco-tours, camping facilities for trekkers etc.
- Matheran is the only pedestrian hill station in India. Its sustainability and the ecological stability are very closely associated with its pedestrian status. Any drastic change in the status will totally destroy the charm of the hill station. Ignoring this fact, the plan suggests major changes in the land use and welcomes the entry of vehicles and helicopters in Matheran.
- The plan overlooks the urgent need for augmenting the water supply on the hill. The potential to harness the large amount of rainwater that runs off down the valleys depleting the topsoil, needs to be exploited. Scientific research needs to be undertaken on a priority basis for exploiting this resource and tapping its potential for rejuvenating the natural springs that would help in supplementing the local water reserves.
- Various glaring issues such as removal and disposal of garbage and plastic wastes, improvement of internal roads and rail infrastructure remain untouched in the Plan.

Disposal of solid and liquid wastes produced by ever increasing tourist population is a matter of serious environmental concern for the Hill Station and a Management plan dealing with this issue should have been an essential part of the Development Plan.

- The rapid growth of the hill station and its degrading natural environment actually require a thorough **revision** (under an appropriate section of the M.R. &T.P. act) of the Development Plan that is based upon fresh data and thorough investigation of the problems and issues related to this unique place.

CRITICAL ANALYSIS AND SUGGESTIONS WITH REFERENCE TO THE DRAFT MODIFICATIONS TO THE D.P. (REF.: THE REPORT AND MAP)

A) General Planning requirements – Land uses and the Manner of Development (Part II / (14) – Pg. 46)

- The proposal of a vehicular road from Dasturi Naka to Matheran plot no.41 is redundant. In fact, no road in Matheran should be made vehicular for the reasons stated above (13.5(3) - pg.10)
- The modifications propose numerous reservations for tourist parks, amusement parks, water parks, swimming pool etc. Such facilities cannot form the priority list for the development of natural hill station like Matheran. Locations identified for these land uses are also inappropriate and unjustifiable. (13.5 no.5,8,11 - pg.11)
- The proposals for ropeways from Dodhani to Maldunga point and from Dasturi to Bazaar are highly objectionable being environmentally and aesthetically inappropriate for the hill station. These would also lead to a greater tourist influx beyond the carrying capacity of the hill. (12.7, 13.5(5) - pg.8,11)
- The reservation for Helipad in a part of Paymaster Park needs to be ruled out. For a natural hill station like Matheran, the helicopter service should be restricted only to emergency and or communication. Helicopter service for the urban elite at the cost of environment is an absurd idea. (12.8, 13.5(12) - pg. 8,11)
- Reservations like 'Re-housing of Slums' and 'Municipal Holiday Home & Tourist Park' are proposed on the sites holding immense heritage value for Matheran hence are strongly objected to. Promotion of organized slum type development in a natural hill station like Matheran should be discouraged as it may have disastrous implications for the place in future. The municipal council also needs to take immediate measures to control the sprawl of unauthorized slums in bazaar area. (13.5(7) - pg.11)
- It is proposed to renovate the Kapadia Market on 'modern lines'. The market built in 1917 is one and the only formal market established in Matheran. Having an excellent plan form, it is capable of sustaining the use it is designed for and does not require renovation on modern lines. The building qualifies for being a significant historic building contributing an essential character to the bazaar area. (9.3 - pg.6)
- The plot of Karsandas Mulji Library is proposed to be reserved for library and stalls. The library holds significant historic value and its setting at a strategic nodal location in the

bazaar area contributes greatly to the townscape character hence must be free from non compatible land uses like commercial stalls and kiosks. (reservation no.32 - pg.13)

- Proposals for 'dhobighat' near Malet spring and 'Municipal Quarters' in the catchment area of Charlotte Lake are inappropriate owing to their hazardous environmental consequences. (reservations no. 15 & 35 - pg. 13,14)
- Proposals of 'Government Godown' and 'Amusement Park' are located in the areas that are presently thickly wooded. Similarly, a 'Tourist Park' is proposed at every View Point. The logic behind artificially 'developing' a naturally beautiful site is questionable. (reservations no. 21,26,1,14,28,29,42 etc.)

B) General observations pertaining to the overall Planning Proposals (Ref: Report & Map).

No Development Zone (13.5(3) – pg.10)

The report proposes inclusion of 'other Government lands which have thick forest' in No Development Zone, however the report of modifications does not indicate any allocation of such No Development Zone in the Land use Classification or in the Development Plan drawing. The report does not clarify provisions under the No Development Zone either.

Green Zone (modified D.P. drawing & part IV / (72) – pg.92)

The Land use classification proposes to identify 'Green Zone' within the private properties on ad-hoc basis. Such 'Green Zones' are indicated in a few Matheran plots. The report does not clarify whether the induction of the 'Green Zone' implies a 'Reservation' on the part of a private property. The criteria for induction of such 'Green Zone' remains unexplained and leads to queries about the location and extent of the 'Green Zone' within a property and its implications for F.S.I. computation. (Modified D.P. drawing)

Sub-division of Land (part II / (20) – pg.56)

Ambiguity prevails in the regulations controlling the Sub division of land in Matheran. On one hand the regulation insists that 'No subdivision of bazaar plot or any Matheran Plot shall be permitted.' However, subdivision of Matheran plots "for public purposes and for conservation of forest or for afforestation is permitted by regulation". This clause needs to be evaluated in detail for subjective plots, to verify in the first place if any plots can sustain such proposals and also, to assess its impact holistically on Matheran. In fact, to retain the character of the forest, subdivision of plots in Matheran should be strictly banned.

Inclusion of Hotels in the Residential Zone (part II / (14) – pg.46)

As per the sanctioned Development Plan (1987), Hotels, Resorts and Holiday Homes were classified in the 'Commercial Zone'. The draft modifications have categorized these land uses into the 'Residential Zone'. The categorization deviates from the normal conventions in Urban Planning. The report does not provide any explanation for the drastic change. Such classification probably facilitates easier conversion of a residential property into a hotel or in some way facilitates concessions in either the lease rents or property taxes. Also as per the draft modifications the allowable F.S.I. for Hotels is higher than that of residential. If the hotels (commercial) are not classified as different from residential as a land use, then the discrimination in the F.S.I. is not justifiable. Matheran is presently witnessing rapid conversion of residential properties into hotels especially on Mahatma Gandhi road and Kasturba Gandhi road, may be as a preemption of the above regulation.

Extent of Bazaar zone (part IV / (67) – pg.86)

As per the jurisdiction of 'Bazaar plots', plots on the west side of Kasturba road are not included in the 'Bazaar plots' area (Residential Zone R-1) yet in the Land use Classification, these are included in the 'Residential zone'. This is either a mistake or a deliberate change for the benefit of the plot owners.

F.S.I. / Built-up Area (part II / (21) – pg.57)

A Condensed Summary for reference

Nature of Occupancy	Maximum F.S.I.	Ground Coverage
<u>Bazaar Plots</u>		
Purely Residential	1.33	2/3rd of plot area
Hotels, lodging Houses, Holiday Homes, Rest Houses, Lodging Houses (upto 2 star category)	1.33	2/3rd of plot area
Hotels etc. (3 star and above)	not indicated	not indicated
Educational & Medical facilities	not indicated	not indicated
Govt./Semi Govt. Buildings	not indicated	not indicated
Other Public Buildings	not indicated	not indicated
<u>Matheran Plots</u>		
Purely Residential	0.1	10% of plot area
Commercial & Commercial with Residential	0.1	10% of plot area
Hotels, lodging Houses, Holiday Homes, Rest Houses, Lodging Houses (upto 2 star category)	0.15	10% of plot area
Hotels etc. (3 star and above)	0.20	15% of plot area
Educational & Medical facilities	0.15	10% of plot area
Govt./Semi Govt. Buildings	0.15	10% of plot area
Other Public Buildings	0.10	10% of plot area

Observations / Suggestions

- F.S.I. for Bazaar area is actually high for a place like Matheran. This F.S.I though, may be allowed since the existing character of the area is largely dominated by a dense built form texture. This is an acceptable character looking at the overall use of the place.

(The new buildings which today are in violation of this character however is to be dealt with severely).

- Although proportionately lower F.S.I. is granted for Matheran plots, the allowable built up area that is permitted by the F.S.I. for large plots (over 10,000 sq. mts.) is considerably large. F.S.I. presently consumed by most of the large residential plots is as low as 0.02 to 0.05 allowance of higher F.S.I. gives incentive to build which may lead to denudation of forest cover (number of trees existing on the plot should be surveyed and should become a part of the land record).
- F.S.I. gradations (as slabs of various plot sizes) inversely proportional to the plot area maybe introduced to control the bulk of built forms.
- Matheran being a special place with a high significance, regulations like F.S.I. need to be treated with a lot of caution for sustainability of the place.

Heights of Buildings / Number of Storeys (part II / (22) – pg.58)

The DP specifies the total number of storeys for buildings (both Matheran and Bazaar plots) to be two floors (ground and one upper floor). This specification in general is sufficient. Further control reference as mentioned here below should be vigilantly applied.

Due the nature of the highly undulating topography of the Hill the setting of the buildings is in conformity to subjective contours (sloping sites). In most cases (especially in the bazaar) the plots abut two roads, each set at differing levels.

The maximum heights to be allowed for the building thus needs to be very judiciously derived keeping in consideration the undulating terrain and the visual character which would be affected by such a major feature as the height of a built form. There is ambiguity in the regulation that specifies the allowable heights.

The regulation permits maximum storeys as ground and one upper with a maximum height of total 9.0 mts. The heights of each floor specified as ranging from 3.0 mts. to 4.2 mts., the plinth height as a minimum of 0.60 mts. and rules regarding the computation of heights of roofs based on its orientation to the road leaves a great margin for ambiguity.

This regulation most importantly should consider the reference points at the level of the road(s) in conjunction with a mean height within the plot (maybe the mean average of the plinth).

The other features that are to be allowed over and above the specified total height of 9.0 mts. also need to be carefully designed considering the fragile visual character of the hill, especially the heritage precincts.

Basements and Stilts (part III / (44) & (45) – pg. 69 & 70)

Features like basements and stilts are normally allowed for urban areas. The status of Matheran in spite of being characterized as “urban” needs to be evaluated from a special angle for allowing such features. The land use and total built area of Matheran are key features for its sustainability and fragile ecology.

Basements should be strictly not allowed in Matheran since it would alter the terrain and topography of the hill on a large scale and greatly affect the ecology of the place. It would have side effects on the surface run off which would in turn affect the soil structure, etc.

Stilts are features that are allowed mainly for car parks. Matheran has no cars and as such this feature requires to be nullified. Besides it also affects the height of structures and in turn the character of the place.

Both the above features as part of the buildings are (according to the draft DP) not to be used as habitable or kitchen rooms. Developers are misusing the features to create additional floors in the buildings below the ground floor and using these basement floors and stilts for additional hotel rooms.

A sensitive exercise is required for defining architectural control and regulations rather than just blindly following the normal D.C. regulations that are adopted for urban areas.

DEFICIENT PARTS OF THE DRAFT MODIFICATIONS

Architectural Control

Architectural control vide Development Control Regulations (D.C.R.) ideally forms a distinctive separate section of any DP. In this case this section is absent and is covered in parts and parcels under different sections. This makes the legibility of the control extremely poor and confusing.

A mention of sloping roofs comes in the definition of the term 'roof' – which only casually states that no flat roofs or terraces would be permitted. In the case of sloping roofs specifications for the gradient of the roof is essential.

Since a sloping roof is classified as a compulsory element of the built forms, the computation of the total building heights should consider the geometry of such roofs (as an average of the triangular gable end or that of the difference between the eaves and the ridge) irrespective of which side faces the road.

INCLUSION OF “HERITAGE REGULATIONS” IN PART V OF THE MODIFICATIONS.

While this inclusion comes as a lifesaver item for the conservation of Matheran, it is dealt with in an extremely fleeting and grossly inappropriate manner.

It is to be noted that it is prior to the issue of the Notice of the draft Modifications to the D.P. that the M.M.R. Heritage Society had initiated a study on the aspects of Heritage Conservation of the Hill Station. This study titled “A Comprehensive Heritage Listing Proposal for Matheran” is now complete and consists of a detailed List of Built and Natural features. The study also is indicative of a correct methodology for an approach to Sustainable development and Conservation of Matheran.

It is suggested that this above approach be adopted for the preparation of a Development Plan (as a fresh approach) along with a Management Strategy as suggested for the Conservation and Sustainable Development of Matheran.

SUGGESTIONS FOR DEVELOPMENT CONTROL REGULATIONS

NOTE:

It is to be noted that the suggestions as discussed here below have a reference to the 'Development Control Regulations' (DCR) in the proposed Draft Modifications (1998) to the Development Plan of Matheran Hill Station.

That the discussions below do not compile a complete set of DCR and should be considered only as a few important suggestions derived from the study 'Comprehensive Heritage Listing of Matheran'.

The other points with reference to Draft Modifications, 1998, which do not form a part of this discussion should not be considered as acceptable components of DCR for Matheran. To compile a correct set of DCR, for incorporation within the proposed Special Area Development Plan, a full-fledged revision of the DCR is essential.

The 'Policy Guidance' in the Final Report forms a base for the formulation of the appropriate DCR for Matheran.

Reference - Part I - D.C. Regulations for Matheran Hill Station

9. Procedure for obtaining Development permission / Commencement certificate) - 9(E) Key Plan or Location Plan, page no. 30

The scale of the required Key Plan to be submitted along with the application needs to be modified to 1:4000 instead of 1:10000.

It must be made mandatory to show all physical features within a distance of at least 300 meters from the plot boundaries on the Key Plan - such as forest areas (with an inventory of the number of existing trees on site), water bodies, natural drainage channels, view points, springs and structures.

9(F) Site Plan, page no. 30 and 31

In addition to other requisites mentioned, the site plan must incorporate or attach,

- Original Contour Plan (separate document or part of Site Plan at an appropriate scale) showing alignments of natural drainage channels.
- Vegetation Plan indicating all types of plants and the details of pathways, terracing, retaining walls and other landscape features existing on the plot.
- At least two sections through the site indicating the land gradient, showing the structures existing on site and the implications of the new proposals and its affects to the topography and terrain of the site.

Reference - Part II - General Planning Requirements - Land-uses and Manner of Development

18. Requirements of sites

In addition to other parameters mentioned, the following need to be incorporated:

(No piece of land shall be used as a site for the construction of building...)

- If the gradient of land exceeds 15 degrees
- If the construction involves any tree cutting. (instead of 'major' tree cutting as mentioned in 18 i).

The term 'misfits in the environment' in the same sentence, though appropriate, needs elaborate explanation. Reference for such an elaboration may be taken from the Policy Guidance in this Final Report, as suggested under various components e.g. listed buildings, unlisted buildings, conservation areas etc. as per the subjective applicability of the proposal.

20. Sub-division or Layout of Land

Contradicting statements - paragraph 3 of point 'a', point 'b' and point 'c' should be removed from the regulation to clarify that no sub-division of Bazaar / Matheran plots or other lands shall be permitted.

Further to this amalgamation of plots should not be permitted.

21. F.S.I. / Built-up Area

Considering the large size of most land-holdings, FSI applied as a blanket of 1.33 for Bazaar plots and 0.1 for Matheran plots is undesirable.

The suggestions for consideration and incorporation are:

- i) FSI gradations (as slabs of various plot sizes) inversely proportional to the plot area maybe introduced to control the bulk of built forms in Matheran plots as well as Bazaar plots. For an example - FSI 1.33 may be permissible for bazaar plots admeasuring 500 sq. mts or less.
- ii) The FSI should be prescribed as per the size of plots – as slab ranges. The slab ranges can be as under:

For Bazaar plots:

<u>Area in sq.mts.</u>	<u>Allowable F.S.I.</u>
upto 500	1.33
501 to 1000	1.00
1001 to 2500	0.75
2501 and more	0.50

For Matheran Plots:

upto 10000	0.10
10001 to 20000	0.09
20001 to 40000	0.075
40001 and more	0.05

Such a conclusion is drawn from the identification of built area ratios as existing in Matheran, as consequence of which the significant green character is maintained. Refer to Table no.2. (Annexure - Final Report)

- iii) FSI must be strictly determined on the basis of plot areas and uniform regulations should apply to all land- uses. (Residential / Commercial / Institutional etc.)

22. Heights of Buildings

- i) Maximum number of storeys in a structure must not exceed Gr. + 1 (ground and one upper floor) under any circumstances (for Matheran and Bazaar plots) for the entire Matheran plateau. The maximum number of floors for subsidiary buildings (the servants and guest block, ancillary buildings etc.) will be restricted to ground floor only.
- ii) For computation of height, the mean average of the plinth should be considered as the base point of reference (at the ground level). The total height of the building as

measured from this base point (mean of the plinth) will not exceed 9.0 mts. For unusually long buildings this computation may be done with reference to more than one base points (mean of plinth established for parts of the length).

- iii) All buildings in Matheran will have pitched roofs with gradients not less than 22 degrees. The total height of 9.0 mts. for the building will be measured as the distance between the mean of the plinth (base point) and the average of the eaves level and the ridgeline of the roof.
- iv) The reference of road datum will have no bearing on the computation of the total height of the building.
- v) Specified plinth height of minimum 0.60 mts. and floor heights ranging between 3.0 mts to 4.2 mts. are generally acceptable. Provision of mezzanine floor will be not allowed.
- vi) Basements, stilts to be absolutely not allowed, since these features are used as a means to exploit extra floor space in addition to the permissible FSI leading to inappropriate building heights.
- vii) Attic floors constructed within the pitch of the roof may be allowed.
- viii) The other features (staircase enclosures for headroom, T.V. antennas and discs, other building services related equipments, hoardings etc.) that are likely to be installed on the roofs, over and above the specified total height of 9.0 mts. also need to be carefully designed in due consideration of a compatible skyline and silhouette of the Hill.

23. Open Spaces

- i) The external open spaces in the identified Conservation Areas (Area 'A', 'B' and 'C') will be guided by the detail policy guidelines in the Report (refer to New and Infill buildings). The open spaces will be restricted by the footprints of existing buildings (with no deviations). Open spaces for new and infill buildings will have a reference of alignment from immediately adjoining properties.
- ii) New and infill buildings in the rest of Matheran will have a uniform guideline for external open spaces irrespective of the land-use (residential, public-semi public, hotels etc.) The margins of open spaces may be decided as per the slab range of plot sizes proposed above (21 – FSI / Built-up area).

Reference Part III, Requirements of parts of Buildings

41, 44 & 45: Mezzanine, Basements and Stilts – pg. 69 & 70)

The DCR for this part will be as discussed above (22 – Heights of buildings).

Reference Part IV, Land use Classification and uses permitted

This has a reference to 'General Observations' presented in the Critical Appraisal of Draft Modifications, 1998 above.

ARCHITECTURAL CONTROL (brief suggestions):

Note: The Draft modifications 1998, are deficient in providing advice on 'Architectural Control'. The suggestions below provide such advice in part and are derived from the Final Report, Character Appraisal, Part III, 5.0.

- i) The form of all buildings in Matheran should be in conformity with the prevailing architectural style and character.
- ii) Within existing groups new facades (within plots or infill) should respond to the rhythm, scale and proportions of neighboring properties. Such new groups should also respect the layout patterns of green open forecourts (with/without terracing), backcourts and inner courts.
- iii) Windows and doors in new buildings / additions and alterations / extensions should generally reflect the structural format (load bearing - arched openings) and proportions found in the traditional buildings and be a balance with the design as a whole. The material, color and the glass of the openings should respect the traditional ambience. Tinted and mirror glass will be considered obtrusive, Metal sections should be of appropriate design, form and finishes (painted, epoxy coated). The window shutters should generally be of openable type (not sliding).
- iv) The traditional material used for buildings has been the local laterite (red) stone (exposed / plastered and painted) using the load bearing type of structural system. Local laterite mining being banned, the new constructions may import the material from other regions. The load bearing system should generally be considered (using bricks or laterite stone).
- v) The heights of buildings in the area 'A' are mostly single storied while in the other areas it is a maximum of two floors. A maximum of two floors can generally be permitted within the areas, taking into consideration the aspect of intensification in the case of smaller plots and the setting of adjoining buildings.
- vi) The traditional form of most buildings in the areas is the bungalow format - with projected verandahs with cast iron decorative railings, sloping roofs (more than 22 deg. gradient and intercepting gables and dormers) covered in tiles/sheets with decorative fascia boards and occasional double height living rooms with clear storey lights. New buildings, infill, extensions, additions or alteration should all follow a pattern that is congruous to the existing. The aspect of horizontality of the facade may be emphasized by receding the upper floor (facade external wall) behind by as much as the balcony width, from the main wall (behind the projecting verandah) of the lower floor. This would emphasize the projection of the verandah on the lower floor. Other alternative of continuing the upper floor balcony flush with the verandah of the lower floor would emphasize verticality of the facade.
- vii) The traditional characteristic roofscape consists of sloping roofs with varying heights over building not more than two floors. This aspect of roofscape and skyline should be respected. Roof forms and materials should reflect the tradition of the locality. The use of roofing material of similar profile, color and texture will be required to relate to the historic surroundings. The materials may be asbestos sheets (plain or painted in an appropriate color), Mangalore tiles or corrugated/ plain metal sheets. R.C.C. roofs should generally be discouraged.

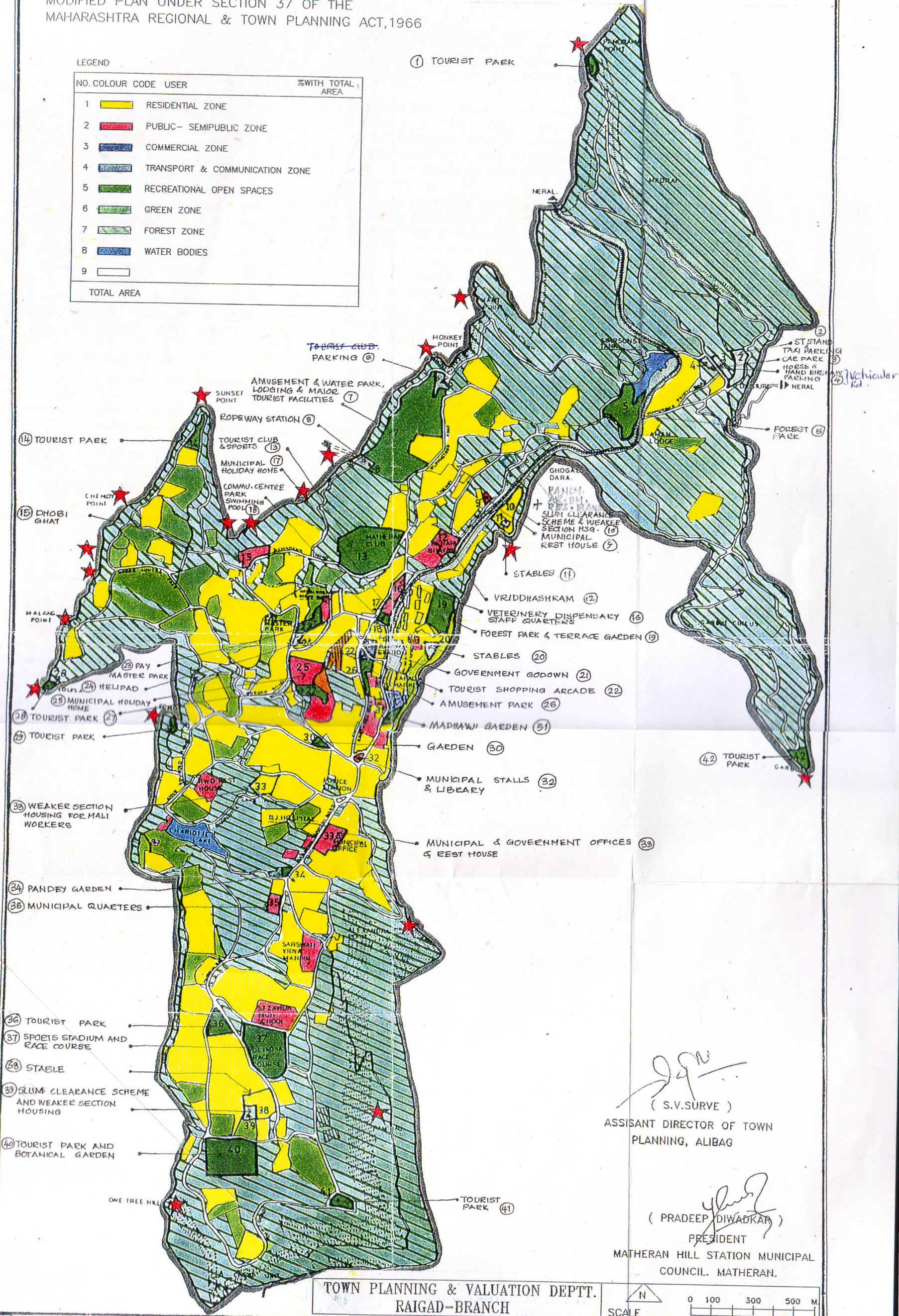
DEVELOPMENT PLAN OF MATHERAN HILL STATION

MODIFIED PLAN UNDER SECTION 37 OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

LEGEND

NO.	COLOUR CODE	USER	% WITH TOTAL AREA
1	Yellow	RESIDENTIAL ZONE	
2	Red	PUBLIC- SEMIPUBLIC ZONE	
3	Blue	COMMERCIAL ZONE	
4	Light Blue	TRANSPORT & COMMUNICATION ZONE	
5	Green	RECREATIONAL OPEN SPACES	
6	Light Green	GREEN ZONE	
7	Dark Green	FOREST ZONE	
8	Blue	WATER BODIES	
9	White		
TOTAL AREA			

① TOURIST PARK

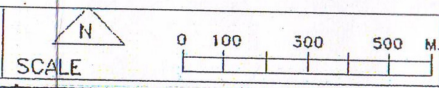


- ① TOURIST PARK
- ② ST. STAND TAXI PARKING
- ③ CAE PARK
- ④ HORSE & HAND RISHA PARKING
- ⑤ FOREST PARK
- ⑥ TOURIST CLUB PARKING
- ⑦ AMUSEMENT & WATER PARK, LODGING & MAJOR TOURIST FACILITIES
- ⑧ ROPEWAY STATION
- ⑨ MUNICIPAL REST HOUSE
- ⑩ SECTION HSG. (WEAKER SECTION)
- ⑪ STABLES
- ⑫ VIRIDDHASHRAM
- ⑬ MATHERAN CLUB
- ⑭ TOURIST PARK
- ⑮ DHOBI GHAT
- ⑯ CHEMIST POINT
- ⑰ MUNICIPAL HOLIDAY HOME
- ⑱ COMM. CENTRE PARK SWIMMING POOL
- ⑲ FOREST PARK & TERRACE GARDEN
- ⑳ STABLES
- ㉑ GOVERNMENT GODOWN
- ㉒ TOURIST SHOPPING ARCADE
- ㉓ AMUSEMENT PARK
- ㉔ HELIPAD
- ㉕ MUNICIPAL HOLIDAY HOME
- ㉖ TOURIST PARK
- ㉗ TOURIST PARK
- ㉘ MASTEE PARK
- ㉙ PAY
- ㉚ MATHERAN CLUB
- ㉛ MATHERAN CLUB
- ㉜ MATHERAN CLUB
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- ㊿ MATHERAN CLUB
- ① WEAKER SECTION HOUSING FOR MALI WORKERS
- ② PANDEY GARDEN
- ③ MUNICIPAL QUARTERS
- ④ TOURIST PARK
- ⑤ SPORTS STADIUM AND RACE COURSE
- ⑥ STABLE
- ⑦ SLUM CLEARANCE SCHEME AND WEAKER SECTION HOUSING
- ⑧ TOURIST PARK AND BOTANICAL GARDEN
- ⑨ TOURIST PARK

(S.V.SURVE)
ASSISANT DIRECTOR OF TOWN PLANNING, ALIBAG

(PRADEEP DIWADKAR)
PRESIDENT
MATHERAN HILL STATION MUNICIPAL COUNCIL, MATHERAN.

TOWN PLANNING & VALUATION DEPTT. RAIGAD-BRANCH



MINISTRY OF ENVIRONMENT & FOREST

NOTIFICATION

New Delhi, the 17th September, 1998

S.O. 825(E).—The following notification which the Central Government proposes to issue in exercise of the powers conferred by sub-section (1) read with clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act 1986 (29 of 1986) is hereby published as required under sub-rule (3) of rule 5 of the environment (Protection) rules, 1986 for information of all persons likely to be affected thereby, and notice is hereby given that the said draft notification will be taken into consideration after the expiry of a period of sixty days from the date on which copies of the Gazette of India containing this notification are made available to the public.

Any person desirous of making any objection or suggestion in respect of the said draft notification may forward the same in writing for consideration of the Central Government within the period so specified to the Secretary to the Government of India, Ministry of Environment and Forests, Paryavaran Bhavan, C GO Complex Lodhi, Road, New Delhi-110005.

DRAFT PROPOSALS

1. It is proposed to notify Pachmarhi Region as an Eco Sensitive Zone, located between latitude 22° 11' North to 22° 32' North and longitude 77° 54' East to 78° 45' East, falling in Hoshangabad, Chhindwara and Betul districts of Madhya Pradesh. The proposed zone would include Pachmarhi Town, situated in Sohagpur Tehsil of Hoshangabad district, and located at latitude 22° 28' North and longitude of 78° 26' East on the plateau of Satpura range at an altitude of approximately 1067 meters above mean sea level.

The Eco Sensitive Zone shall have a core area consisting of Pachmarhi Town and its immediate environs, sanctuaries and national parks in the zone. All activities in the sanctuaries and national parks shall be governed by the provisions of the Wildlife (Protection) Act 1972.

2. The following activities are proposed to be undertaken/regulated in the Eco-Sensitive Zone :

(a) Zonal Development Plan

- (i) A development plan for the entire zone should be prepared by the State Government and approved by the Ministry of environment and Forest in Government of India. The plan should clearly earmark industrial estates.
- (ii) The area defined as Pachmarhi Special Area under the Town and Country Planning Act 1973 should have a Special Area Development Plan which will have to be prepared by the State Government as a Component of the Zonal Development Plan and concurrence of the Ministry of Environment and Forests will be obtained on this before publication of the notification of the Special Area Development Plan as per sec-

tion 19 of Madhya Pradesh Town and Country Planning Act 1973.

- (iii) Similarly, all other habitations in the Eco-Sensitive Zone having populations of more than 5000 should have Area Development Plans which will form components of the Zonal Development Plan.
- (b) **Industrial Units :** Location of industries shall be only in the industrial estates and has to be as per guidelines drawn up by the Government of Madhya Pradesh as well as the guidelines issued from time to time by the Ministry of Environment and Forests.

In drawing up guidelines, the Government of Madhya Pradesh shall specify the types/threshold limits of industries that are completely prohibited, those that can be permitted after an appraisal, the requirements and procedures of which are specified, and those that shall be freely permitted provided certain criteria are met which should be specified; Provided that nothing in these guidelines shall conflict with the provisions of the Environment Impact Assessment Notification of January 27, 1994 of the Central Government as amended on May 4, 1994, April 10, 1997 and as may be subsequently amended.

- (c) **Quarrying and Mining :** Quarrying and mining activities are totally banned in the core area mentioned under para 1 of the Notification.

As far as possible no fresh mining lease shall be granted in the Eco-Sensitive Zone. The Monitoring Committee shall be the authority to give special permission for mining lease or quarrying of renewal of existing lease in Eco-Sensitive Zone (Outside the core area), after taking into consideration the Zonal Development Plan.

- (d) **Trees :** There shall be felling of trees whether on Forest, Government, Cantonment, Revenue, or private lands within the Eco-Sensitive Zone, without the prior permission of the State Government in case of forest land, and the respective District Collector in case of Government, Cantonment, Revenue and private land, as per procedure which the State Government may prescribe.
- (e) **Tourism :** Tourism activities should be as per a Tourism Development Plan to be prepared by the Department of Tourism of the State Government in consultation with the Ministry of Tourism and approved by the Ministry of Environment and Forests. The Tourism Development Plan will also form a component of the Zonal Development Plan.
- (f) **Natural Heritage :** The sites of unique natural heritage in the zone will be identified, particularly rock formations, waterfalls, pools, gorges,

groves, cave etc. and plans for their conservations in their natural setting will be incorporated in the Zonal Development Plan. Strict guidelines will be drawn up by the State Government to discourage constructions activities at or near these sites under garb of providing tourists facilities. All the gene pool reserve areas in the zone would be preserved. The State Govt. would draw up proper plans for their conservations/preservation. These plans would form a part of the Zonal Development Plan.

- (g) **Man-made Heritage :** Building of distinct historical or architectural importance will be identified and plans for their conservation, particularly their exteriors will be incorporated in the Zonal Development Plan. Guidelines will be drawn up by the State Government to regulate building and other activities in the Zone, particularly in Pachmarhi Town, so that the special character and distinct ambience of the Town is maintained. is

3. The Government of Madhya Pradesh shall constitute a High-Level Monitoring Committee to ensure compliance of the conditions mentioned in the Notification. The

Monitoring Committee shall have a representative of the Central Pollution Control Board and a representative of the Ministry of Environment and Forests.

4. In exercise of the powers under Section 3(3) of the Environment (Protection) Act, 1986, and subject to the limitations of Section 23 of the said Act, the Ministry of Environment and Forests, Government of India empowers the Housing and Environment Department, Government of Madhya Pradesh, to exercise all the powers and functions under the Act with regard to the Pachmarhi Eco-Sensitive Zone consequent to the approval of the Zonal Development Plan and its components by the Ministry.

5. Provided that no powers shall be deemed to be delegated as are required to be exercised by the Government of India as per the provisions of the Environment Impact Assessment Notification of January 27, 1994 as amended on May 4, 1994, April 10, 1997 and as may be subsequently amended.

[No. J-20012/14/IA94-III]

R. H. KHWAJA, Jt. Secy

3

Maharashtra Regional and
Town Planning Act, 1966

Direction under Section 154
of the Act to all Planning
Authorities regarding
Installation of Solar Assisted
Water Heating System

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 400 032

Date 19 September, 1995.

MEMORANDUM

No. DCR 1094/2329/UD-11 - In spite of rapid increase in the power generation capacity, power shortage in the Country continues to persist. This gap can be supplemented by utilising Solar Energy which is non-polluting and is/ freely available source of energy. The provision of Solar Water Heating System in building would result in substantial saving of electricity in the domestic use and fuel oil in commercial and industrial use. It is, therefore, necessary to include Solar Water Heating System provision in the Development Control Regulations and for that purpose directions to all the Planning Authorities/ Development Authorities are given under Section 37 (1) as follows :-

All the Planning Authorities / Development Authorities should initiate a modification proposals to existing Development Control Regulations to incorporate special provision for Installation of Water Heating System (as per Annexure 'A' appended herewith) under Section 37 of Maharashtra Regional & Town Planning Act, 1966 and submit the same to Government for approval.

Pending formalities of completion of Section 37 of Maharashtra Regional & Town Planning Act, 1966 Government hereby directs under Section 154 of Maharashtra Regional & Town Planning Act that these directions shall be brought into force immediately till the modification proposal is sanctioned by the Government

By order and in the name of Governor of Maharashtra

G S Pantbalekundri
Deputy Secretary to Government

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To,

All Municipal Corporations

The Managing Director, City & Industrial Development Corporation,
Nirmal Building, Nirman Point, Bombay - 400 021

The Metropolitan Commissioner, Bombay Metropolitan
Region Development Authority, Plot No 14-15,
Bandra-Kurla Complex, Bandra (E), Bombay - 400 051.

The Chief Executive Officer, Maharashtra Industrial
Development Corporation, Marol, Andheri (E)
Bombay - 400 051.

The Chief Executive Officer, Maharashtra Housing and
Area Development Authority, Griha Nirman Bhavan,
Bandra (E), Bombay 400 051

The Chief Executive Officer, Bombay Housing and Area
Development Board, Griha Nirman Bhavan, Bandra (E)
Bombay 400 051

The Chief Executive Officer, Pimpri-Chinchwad New Town
Development Authority, Nigadi, Pune.

The Director of Town Planning, Maharashtra State,
Central Building, Pune 411 001.

The Dy. Director of Town Planning, Greater Bombay /
Konkan Division / Pune Division / Nasik Division /
Aurangabad Division / Amaravati Division / Nagpur Division

The Chief Officers of all Municipal Councils

Urban Development Department, Mantralaya, Bombay.
UD-11 / UD-12 / UD-9 / UD-13

ANNEXURE-'A'

(Accompaniant of Government Notification No. DCR 1094/2329/UD-11 dated 19 September, 1995)

SPECIAL PROVISIONS : For Installation of Water Heating System

Solar water heating systems should be made in the buildings for hospitals, hotels, Guest houses, police men / army barracks, canteens, laboratories and Research Institutions Hospitals of school and colleges and other institutes.

1. The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.
2. The use of solar water heating system is recommended in the following type of buildings in Government / Semi-Government Institutional buildings where the hot water requirement not be continuous / permanent.
 - I. Guest houses
 - II. Police men / Army barracks
 - III. Canteens
 - IV. Laboratory and Research Institutions where hot water is needed.
 - V. Hostels, schools, colleges and other Institutes.

The Installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on thormosyphonomincipi with necessary electrical back-up be installed at residential buildings like hostels.

In order to facilitate the Installation of the solar water heating system, the new buildings shall have the following provisions.

1. All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
2. The roof loading adopted in the design of such building should be at least 50 kg per sq. M. for the Installation of solar water heating system.

- 3. Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the out put from such Collectors during winter months is expected to be within 32% out put from the optimum inclined Collector.
- 4. All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5. The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below :

Type of Building	Per Capita capacity recommended Liters per day
1. Hospitals	100
2. Hotels	150
3. Hostels & other such buildings	25
4. Canteen	As required
5. Laboratory & Research Institutions	As required
6. An open area of 3 Sq. M. would be required for installation of a Collector which supply about 100 liters of water per day. At least 60% of the roof area may be utilised for installation of the system.	
7. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to IS. No. 12933 shall be used in all such solar water heating systems.	

INDEX OF GRADED BUILDINGS (PLOTS)

Note:

This list is abbreviated from the "Zone-wise List of Graded Buildings (Plots)" and combined with the information on heritage significance contained within the "List Cards" of individual graded buildings. The List thus provides the opportunity to have an "at a glance" information of graded buildings. The list is fashioned after the Mumbai Heritage Regulations, 1995 and the format is ideal for incorporation within similar Heritage Regulations (when published) for Matheran.

INDEX OF GRADED BUILDINGS (PLOTS)										
ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
PANORAMA POINT	A01	155	5	MTDC LODGING AND BOARDING (DASTURI VILLA / PATHAN VILLA / HUSSEIN LODGE)	MTDC	L+B	The structure with the ancillary block forms an important landmark at the entry of the hill station with its decorative timber barge boards and semicircular arched timber entranceway framed in ornamental fretwork.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	A02	118	4	MTDC HOLIDAY HOME (AMON BLOCKS- 2, SHROFF HOLIDAY CAMP)	MTDC	L+B	Set on a high natural contour from M.G. Road, the location strategically overlooks the intersection of the road and the railway tracks. A large complex with many detached cottages for lodging and boarding of which three are original buildings of typical linear format of hotels.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
GARBUS POINT	B01	22	7	CHALET (W. HART'S BUNGALOW)	Private	Resi.	A unique location, isolated on a plateau overlooking the valley on the East. Highly decorative China mosaic flooring with the name of the bungalow is pattered in the floor at the threshold.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	B02	97	6	AMAN LODGE	Private	Resi.	A typical symmetrical building with an upper floor over the central living room projecting out in front as a half octagon and an enclosed front verandah following the profile.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	B03	70	8	GARBUT HALL	Private	Resi.	An isolated location on a plateau on the eastern projection of Garbut. A unique planform with the front façade formed by the semi-octagonal front wall profile spanning the width of the living room and the bedrooms lie behind it on a linear axis partly double storeyed.	1854 - 1867	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
HART POINT	C01	42 43	13	RAJASTAN	Private	Resi.	Excellent location on a high plateau just above the Tryst, an important landmark clearly visible from the train approaching Matheran. Asymmetrical in plan, with verandahs on two sides with half octagonal projecting porches without parapet and railings. Remnants of a formal garden in the South-West corner and in the North-west corner of the garden is a stone seat edging the plateau and a cenotaph of family dog.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	C02	201	12	KASTURI VILLA (PORBUNDAR LODGE)	Private	Resi.	An important location situated just off the Sakharam Tukaram Point. A unique 'L' - shaped planform and made up of 2 wings - the main building and the guest block. The kitchen and dining block is connected to the main building by a verandah.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	C03	202	11	HEMANTINI KUNJ (BO-PEEP)	Private	Resi.	Set on terraces as result of the sloping topography, overlooking the Sakharam Tukaram Point. A simple typical symmetrical building with a continuous front verandah with timber railing, now enclosed and a central projecting entrance porch.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	C04	203	10	EMERALD BANKS	Private	Resi.	An important location situated just off Sakharam Tukaram point. The main bungalow has a typical symmetrical planform with a full length front verandah on a high plinth with an elaborate and unique (square plan open well) open-to-sky stairway leading up to it. Overall an impressive layout with well manicured and maintained gardens and retaining walls.	1902- 1910	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	C05	49	19	CRAIGIE BURN (SITE OF ROPER'S BUNGALOW)	Private	Resi.	A strategic location overlooking a valley on the north-west and a private pathway leading to Monkey Point. Symmetrical along the central axis, the planform is in the shape of a cross with intersecting hipped roofs overlapping above the living room pleasantly lit by sky lights. The verandah wrapping round the offsetted facades, has a substantially projecting central porch.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
MALDUNGA POINT	D01	116	18	BELL VUE	COURT RECEIVER HIGH COURT, MUMBAI	Resi.	A sprawling structure laid out on a steeply sloping topography resulting in great variations in the plinth heights. It is one of the few older buildings with a tower - now dilapidated. The building is asymmetrical of which a large part was added at a later date where the site topography was exploited greatly to make 2 floors at a lower level in relation to the older building connected by a staircase block.	1898	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	D02	11A	21	REDLANDS (REDLANDS NO. 1, HARRISON'S BUNGALOW)	Private	Resi.	A typical symmetrical building with an offsetted front façade, the front verandah following the profile and a central porch projecting out as a half octagon.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	D03	11B	22	RUTLANDS (REDLANDS NO. 2)	Company	Corporate Guest House	Located on a high mound to take the advantage of the view on the west. A symmetrical building squarish in planform with a pyramidal roof and verandah on three sides. The formal landscaping around the building including a fountain is well maintained.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	D04	104	17	MARITIME HOUSE (ALTAMONT LODGE)	Company	Corporate Guest House	Set on a high level from the adjoining Elphinstone road with ample foreground. A simple typical symmetrical building with a full length front verandah enclosed at a later date with glazed panels part openable and part fixed.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	D05	194	23	R. B. CURUMSEY DAMJI AROGYA BHAVAN BUILDING NO. 1 (MANEK LODGE)	Trust	Sanatorium	A simple typical symmetrical building with a full length verandah on the western (front) façade having a central half octagonal projecting porch, set on a gentle slope.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	D06	193	24	R. B. CURUMSEY DAMJI AROGYA BHAVAN BUILDING NO. 2 (RUKHAN LODGE)	Trust	Sanatorium	A simple typical symmetrical building with a full length verandah on the western (front) façade having a central half octagonal projecting porch, set on a gentle slope.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	D07	192	25	KHATIJA LODGE	Private	Resi. + L+B	Set on a gentle slope a simple typical symmetrical building with a full length verandah on the western (front) façade having a central half octagonal projecting porch covered with a half octagonal hipped roof topped with a pinnacle.	1888	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	D08	41	20	ELPHINSTONE LODGE	Private	Resi.	Situated on the largest plot in Matheran, thickly wooded, a large typically symmetrical building, single storeyed with a wide verandah following the profile of the building wrapping the western (front) facade fully and northern and southern facades partly. From the verandah, a grand curved flight of steps descends down into remnants of a formal landscape.	1855	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	D09	40	26	CECIL HOTEL (GRANVILLE HOTEL)	Private	L+B	Situated on a plateau on the central ridge a large complex of 10 buildings comprising of the main bungalow, a kitchen, dining and other buildings providing lodging and boarding accommodation. The landscape is well designed and well maintained.	1887	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
MALDUNGA POINT	D10	103	28	SPENCER VILLA	Private	Resi.	Situated on a gradual slope, amidst remnants of formal landscaping. A typical linear, symmetrical building with a wide full length verandah on the western (front) façade and a narrow part verandah on the southern (rear) façade.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	D11	195	27	TOPIWALA BUNGALOW	Private	Resi.	Set on a terraced site, a small building, with verandahs on the western (front) and northern façades. A grand flight of steps in the front leads up to the verandah on the high plinth.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	D12	113	71	KHOJA SANATORIUM (METROPOLE HOTEL / GYMKHANA HOTEL)	Trust	L+B	A complex of 7 buildings, originally a popular European hotel situated on a large plot. Typical lodging and boarding accommodation buildings with rooms in a row and a front verandah. Only one of the buildings still remains in its original form, all the others are either dilapidated or transformed.	1898	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
GALTI DARAJ	E01	160	39	RANCHHODAS AROGYA BHAVAN (HINDU SANATORIUM)	Trust	Sanatorium	Situated on a sloping site adjoining M. G. Road, on higher level is a single main building with 2 ancillary buildings. The sanatorium building has a typical rectangular lodging and boarding type format with rooms in a row and a front verandah.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - C	II - B
	E02	188	37	SHALIMAR HOTEL (HATIM VILLA)	Private	L+B.	Situated on a fairly level site the main building has a typical symmetrical planform with part central verandahs on the front and rear.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	E03	161	48	DAYANAND KUTI	Private	Resi.	Situated on a small site, a quaint, squarish but asymmetrical building with a very well levelled site plastered in cowdung.	1901	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	E04	218	33	WOODLANDS HOTEL (BAGH - E - SHIRIN)	Company	L+B	Set on a terraced site, a simple typical symmetrical building with a full length verandah on the western (front) façade with very little foreground as a result of reduced setback from the road.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	E05	83	32	FERNWOOD	Private	Resi.	Set on a terraced site, a unique building with a peculiar 'Y'-shaped planform, with a continuous verandah on 3 of its sides. The verandah has a unique characteristic of brick piers and large buttresses along the plinth. For some years in the past it served as the Post & Telegraph office.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	E06	47	30	SETT VILLA (HILL HOUSE)	Private	Resi.	Set on a plateau, a unique planform with the front façade formed by the narrow side of the linear building spanning only the width of the living room and all other rooms lie behind it on a linear axis, partly double storeyed.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - A
	E07	235	42	VETERINARY HOSPITAL (VALLABHDAS RANCHHODDAS SANTORIUM)	Govt.	VETERINARY HOSPITAL	A simple small rectangular structure slightly asymmetrical set on levelled ground with an ancillary building and the Paymaster Well.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	E08	211	43	CUTCH COTTAGE	Private	Resi.	A typical planform but asymmetrical with a part verandah on the front. Quite a quaint structure set amongst some formal landscaping.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - C	II - B
	E09	212	44	TAYYAB COTTAGE		Resi.	A small symmetrical and typical bungalow with a front verandah and a central porch, set on a levelled site with servants' quarters.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	E10	213	45	NETER VILLA (NETERWALLA'S BUNGALOW)	Private	Resi.	A typical, small, symmetrical building, set on a terraced site, with the front verandah now enclosed. The building seems to have been transformed to a large extent, thus very little of the original is seen.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
GALTI DARA	E11	214	46	WOODSIDE HOTEL (KOTHARI MANZIL / WAMAN BAGH)	Private	L+B	A typical symmetrical planform with a full length front verandah overlooking a formal garden, laid out on a well terraced site.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	E12	186	51	KACHWALA COTTAGE (ABDUL HUSSEIN LODGE)	Private	Resi.	A modest sized linear and asymmetrical building set very sensitively amongst natural vegetation on a gentle slope, on the eastern edge of the hill.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - C	II - B
	E13	185	52	NOOR COTTAGE (NOOR VILLA)	Private	Resi.	Set on a very gentle slope, a typical linear symmetrical building with a full length front verandah and central porch in the overlooking the valley in the East.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - C	II - B
	E14	184	53	LUCKY COTTAGE	Private	Resi.	A typical linear symmetrical building with a full length enclosed verandah in the front. The building along with detached toilets and servants' quarters is situated very sensitively in the midst of tall trees.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	E15	163	54	SUKAN VILLA (SAKUN LODGE)	Private	Resi.	A simple symmetrical linear planform with a full length verandah in the front. The building is situated such that it has a large front open space and a backdrop of dense vegetation.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	E16	162	55	VELKAR VILLA	Private	Resi.	A small linear main bungalow with a front enclosed verandah and a guest block in the rear perpendicular to it in plan, are situated amongst dense natural surrounding with some remnants of formal landscaping.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	E17	158	49	NEHRU BHAVAN (JALBHOY ARDESHIR SETT PARSI GYMKHANA)	Govt.	K. G. School + Welfare Centre	A large building symmetrical in planform built as the Parsi Gymkhana with a large, full length verandah in the front, situated on terraces levelled off from a sloping site.	1912	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	E18	198	56	HONEY COMB	Company	Resi.	The building has a unique 'C'-shaped planform, partly double storeyed, situated on a site sloping steeply and thus giving rise to a part basement on the rear.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
PORCUPINE POINT	F01	34	79	WOODLANDS	Private	Resi.	A complex of a main bungalow, a guest block and 2 ancillary structures set on a very sloping site. Both bungalows have a typical symmetrical planform with front and rear verandahs but the main bungalow is more grand in its proportions and has very elaborate detailing.	1854 - 1867	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	F02	33	80	MT. PLEASANT	Private	Resi.	Situated on a plateau on the western edge of the hill, a symmetrical linear planform with a full length front verandah and a central projecting spacious porch overlooking the valley on the West.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	F03	44	81	MALDUNGA HOUSE (DR. IMPEY'S BUNGALOW)	Company	Corporate Guest House	Situated on a plateau on the western edge of the hill, a unique double 'L'-shaped planform giving rise to quite a large sized building with a very elaborate roof and a number of decorative elements but at the same time having the appearance of a very humble cottage.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	F04	50	83	WEST VIEW	Trust	Resi.	Situated on a steeply sloping site, the building has a typical symmetrical linear planform with a full length front verandah overlooking the deep drop of the valley on the West.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	F05	208	78	BATLIBOI HOUSE (SHIAMUKH)	Private	Resi.	A typical symmetrical squarish bungalow situated on a terraced site with formal landscaping in the rear. On the front is a verandah with a part open-to-sky central porch and a bifurcating flight of steps leading up to it, while on the rear is an enclosed verandah with a central half octagonal bay.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	F06	53	77	MT. ERIC	Private	Resi.	Situated on a small mound the building has an asymmetrical irregular planform with part upper floor at the rear. The building has undergone many changes especially in the use of materials, finishes and decorative features, as a result of which the appearance is greatly modified.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	F07	216	76	DULCI DOMUM	Private	Resi.	A typical symmetrical building set on a very sloping site, thus giving rise to a very high plinth along the full length front verandah and a flight of bifurcating stairs leading up to the open-to-sky porch.	1914	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	F08	210	75	JAIN MANDIR (DILKHUSH)	Private	Resi. + Religious (Hindu Temple)	A typical symmetrical building set on a very sloping site, thus giving rise to a very high plinth in the front. The full length front verandah has a large central porch - partly open-to-sky.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	F09	27	97	THE LILY	Private	Resi.	Situated on a gradually sloping site, a typical symmetrical but squarish building with a full length front verandah on a high plinth. The verandah also has a central porch with a gable ended pitched roof, closed by decorative timber trellis work.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	F10	17	98	NAIMISHARANYA (ST. ELMO 1 & 2)	Trust	Resi.	A large wooded site at a landmark location consisting of two main buildings. The main bungalow has a typical linear format with west facing verandah which is in a dilapidated condition. The guest block is similar in form and treatment but smaller in scale.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	F11	23A	95	KRISHNA BHAVAN (PART OF JIVAJI HALL)	Private	Resi.	A typical symmetrical linear building set on a terraced site, with a full length front verandah and a central porch.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	F12	52	94	BOMBAY VIEW (THE FOLLY)	Private	L+B	The large double storeyed bungalow has a unique irregular planform. The walls are in laterite but the jambs and quoins are in trap stone with rusticated finish. The building has been largely altered internally to suit the change of use to a hotel.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
ARTIST POINT	G01	106	70	SETH MANSUKHLAL AROGYA BHAVAN (ROSE HILL)	Private	Sanatorium	A complex of 4 buildings set on a spacious terraced site. The main bungalow is linear and symmetrical in planform with a full length front verandah. The other buildings are typical lodging and boarding type accomodation units.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	G02	37	68	CAMBRIDGE LODGE (LYNCH'S BUNGALOW)	Private	Resi.	Set on a gentle slope a linear asymmetrical building partly double storeyed, with a continuous verandah, partly enclosed. The building including the surrounding landscape is very well manicured and maintained.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	G03	21A	65	ACC LODGE (STAR VILLA / PART OF OLD PINTO LODGE)	Private	Corporate Guest House	Set on a rather levelled site, the building has a unique 'L'-shaped planform with a contiuous verandah along the inner façade and also a part verandah on the front façade. On the inside the building forms a squarish courtyard which has been developed as a formal garden.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	G04	21	64	STERN'S COTTAGE	Private	Resi.	A complex of 4 buildings consisting of a main bungalow, a green house a guest block and a servants quarter set on a large site amongst remnants of terracing and formal landscaping. The main bungalow has a typical symmetrical planform with a high plinth along the full length front verandah which has a central half octagonal porch and a grand flight of steps leading up to it.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	G05	46	58	SPRING WOOD (BARRY VILLA)	Private	Resi.	The building is typically symmetrical in planform but in its scale, proportions and detailing it has been designed in Art Deco style which is a unique feature in Matheran. The building exploits the topography of the site to add two more rooms in the rear as basement.	1854 - 1867 (Original building) Rebuilt in 1930's	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	G06	138	59	EDEN HALL	Private	Resi.	Situated on a ridge of the rugby plateau extending in the north-east directon the building has a typical and symmetrical planform with front and rear verandahs. The latter being connected to various ancillary buildings on the site by external passages.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	G07	183 182	60 61	PREETI HOTEL (RAHIMTULLA COTTAGE 1 & 2 / VRIJ KUNJ)	Private	L+B.	A complex of 6 buildings set on a terraced site of which 3 are typical lodging and boarding accomodations - linear buildings with a full length front verandah and the rest are ancillary buildings. Of the 3 main buildings 2 are original buildings while one is a new RCC construction.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	G08	181	63	VINAYAK ASHRAM	Private	Resi.	A typical symmetrical building but without any verandah, only an entrance porch. The building is set on a small plot with a gentle slope.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	G09	28	69	ASHOK HOTEL (BEEHIVE)	Private	L+B	Set on a terraced site the large linear main building although somewhat typical and symmetrical has a unique appearance. The rooms are shaped hexagonal, like in a Beehive and the full length front verandah follows the profile of the rooms.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BAZAAR	H01	BP 218	57	GOVERNMENT GODOWN	Trust	Godown	A simple symmetrical linear building with 3 rooms in a row, a full length front verandah with a central porch and a part rear verandah, set on a gradually sloping site adjoining M. G. road.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	H02	244	112	STATE BANK OF INDIA HOLIDAY HOME	Bank	Corporate Guest House	The building has an asymmetrical and irregular planform with a part front verandah and exploiting the topography to have an extra room in the rear as a basement. The building seems to be relatively modern but at the same time is humble and respects the scale and character of the surroundings.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H03	BP 242 BP 243	114 113 501	DIWADKAR LODGING AND BOARDING	Private	L+B	A simple linear building, situated on fairly level ground, consisting of rooms in row with attached toilets and bathrooms in the rear and a full length front verandah subdivided by partitions to form independent entrance lobbies for the rooms.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	H04	BP 9	118	HOTEL PRASANNA (PHEROZA VILLA)	Private	L+B	Situated adjoining M. G. road and on a substantially high contour in relation to it, the building has a typical and symmetrical planform. The bedrooms are placed in a double layered fashion and the full length front verandah has a central projecting half octagonal porch with a grand flight of stairs leading up to it.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H05			RAILWAY REST HOUSE	Matheran Railways	Guest House	Situated on sloping corner site on M.G. road, the main bungalow has a typical and symmetrical planform with bedrooms placed in a double layered fashion and a front enclosed verandah. The building has a unique roof with multiple ridges and valleys which forms an interesting skyline.	1905 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H06			RAILWAY STATION AND ANCILLARY STRUCTURES	Matheran Railways	Railway Station + Refreshment room	A large complex adjoining M. G. road consisting of the old station building which is a linear symmetrical structure, the new station shed made up of a multiple trussed roof supported on steel stanchions and a double storeyed railway hotel building with a projecting timber balcony.	1901 - 1907	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H07	BP 178B	155	YASHODA BHUVAN - VAIDYA PHOTO STUDIO	Private	Resi. + Shop	Situated on a small plot adjoining M. G. road, the simple linear building is divided into four equal parts with shops along the front and residences in the rear. The front open space is paved and utilized for outdoor seating for the refreshment stall.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	H08	BP 189	153	SAI HIT GUEST HOUSE	Private	L+B	Set on a gently sloping site along Kotwal road the building is typical and symmetrical with the living room recessed from the front and the rear. The bungalow was in the past known for its collection of natural driftwood and sculptures of birds and animals in wood.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H09	BP 8	157	UNION BANK (THE LAUNDRY)	Bank	Bank	Situated on a site substantially setback and at a higher level from M. G. road, the main bungalow is a typically symmetrical building partly double layered with front and rear verandahs.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H10	166 167	160 161	RAM MANDIR	Trust	Religious (Hindu Temple)	Situated on a large plot at a substantially high contour and approached by a long stepped pathway from M. G. road, the complex consists of a Ram mandir, a Hanuman mandir, a 'deepmala', a caretaker's residence and a dharamshala. The structures are simple and humble in scale and treatment.	1895	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BAZAAR	H11	BP 12B	164B	SNOW WHITE LAUNDRY	Private	Shop + Resi.	Situated on a site setback and at a higher level from M. G. road, the main bungalow has a unique 'L'-shaped planform. The front façade of the building is now completely obscured by a row of shops, hoardings and temporary displays.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	H12	143A	166	HOTEL ALANKAR (D'SOUZA'S HOTEL AND BAKERY / ROSE VILLA)	Private	Resi. + Shop	Historically known as D'souza's shop, this was the first hotel of Matheran. The shop had a bakery and accommodation for two persons. The building, set on a high contour as compared to M. G. road, is now a restaurant and residence of the owner and it is in a sorry state of maintenance.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	H13	143	165	PHILLIPS CLUB HOLIDAY HOME (BAKE VILLA)	Private	L+B	The main bungalow was originally the residence of Mr. D'souza of the renowned D'souza's shop. The building is typical and symmetrical in planform with front and rear verandahs and attached additions in the rear.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	II - B
	H14	BP 19	295	KUSHAL NIKETAN - PHATAK STUDIO, SHINDE ART Shop, ETC.	Private	Resi.+ Shop	A simple linear building situated on a small plot adjoining M. G. road, consisting of shops in a row along the front and residences in the rear. The front façade of the building is completely obscured by hoardings and displays.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	H15	BP 24	290	SACKWILL - KETKAR RESTAURANT	Private	Shop + Resi.	Situated abutting M. G. road the building mainly houses the residence but the front roof has been extended over the front open space and the verandah as well as the extension are now used as the dining area of a restaurant.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	H16	BP 168	168	MOSQUE	Trust	Religious (Mosque)	Located adjoining M. G. road and on a substantial height in relation to it, the eastern plot boundary is in the form of a high laterite retaining wall. The facades including the plinth are richly decorated in stucco. The original sloping roof has now been replaced by a flat RCC slab.	1872	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H17	BP 7	169	KHAN'S HOTEL (KHAN VILLA)	Private	Resi. + L+B	Located strategically at a substantial height abutting M.G. road, the plot has a high double layered laterite retaining wall as its boundary adjoining the road. The double storeyed main bungalow is asymmetrical and linear in planform and houses the owners' residence and rooms for lodging and boarding. The eastern edge of the linear foreground is covered like a temporary shed to house a restaurant.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H18	BP 18	171	RUCHA HOTEL	Private	Resi. + L+B	Formerly the residence of David Japeth, a veteran and renowned photographer of Matheran, the building is situated on a long narrow plot abutting M. G. road and over looking N. Lord park. It is simple and rectangular in planform with its front facade being the narrow side and the verandah conspicuously missing.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	H19	BP 231	172	HUTATMA KOTWAL VYAYAM MANDIR	Trust	Gymnasium	Set on a plot at quite a height in relation to M. G. road the small, simple building has a large open foreground which is used as an outdoor recreation space for the school children and for public assembly.	1949	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	H20	BP 232	173	BEJONJEE S. CHENOY MUNICIPAL ASSEMBLY HALL	P. M. M.	Public Hall	Set on a plot at quite a height in relation to M. G. road the small, simple building with a full length front verandah has a large open foreground which is used as an outdoor recreation space for the school children and for public assembly.	1948	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BAZAAR	H21	BP 179	174	GOOLRAJ SINGHANE MARATHI VERNACULAR SCHOOL	Trust	School	Situated on an elevated plot on the western edge of M. G. road the school building is has a 'C'-shaped planform. The central wing is constructed in trap stone with a rustic finish while the two side wings are constructed in laterite.	1898	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H22	150	175	PUSHP KUNJ (VICTORIA LODGE)	Company	Corporate Guest House	Set on a terraced site adjoining M.G. Road, the modest sized typical, symmetrical building has a part front and rear verandahs with the front main entrance highlighted by 2 circular laterite columns spanning a semicircular arch between them.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H23	BP 176	178	LIBRARY	P. M. M.	Library	A notable historic structure designed for institutional purposes and located at a strategic nodal location on a triangular plot. A simple humble building with a continuous verandah on three sides.	1897	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	H24	BP 169 BP 170	288 287	KAPADIA MARKET	P. M. M.	Market	Kapadia market is the first organised market of Matheran - sensitively designed for the town to suit the local needs of the commercial transactions. Its entrance is highlighted with an archway in coursed rubble with the keystone having the sculpted bust of the founder of the market.	1919	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	H25	BP 6	284	ABDUL REHMAN ALI HOUSE	Private	Resi.	Located on a steeply sloping site along the eastern edge of Matheran, the linear building appears to be single storeyed from the west but it accommodates almost a complete lower floor towards the east as a result of the sloping topography. The building has full length front and rear verandahs and an elaborate projecting balcony on upper floor.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	H26	BP 172	283	POST OFFICE	Govt.	Post Office	Situated on a plot along the eastern edge of Matheran, substantially setback from the road and bound by a low compound wall, the main building has simple linear planform with rooms in a row and a part front verandah.	1868	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	II - B
	H27	BP 173	282	TELEPHONE EXCHANGE	Govt.	Telephone Exchange	Situated on plot along the eastern edge of the hill, the plot is substantially setback from M. G. road and a pathway edged by a low compound wall leads to the building. The building has a simple linear planform without a verandah unlike the typical buildings of Matheran.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	H28	BP 5	281	GARBUT VIEW	Private	Resi.	Situated on a sloping site on the eastern edge of the hill, the building has a 'U'-shaped planform with bedrooms projecting out in the rear and a full length front verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	H29	BP 4	280	HOTEL LAXMI	Private	Resi. + L+B	One of the oldest hotels in Matheran and located along the eastern edge of the hill, the symmetrical and linear main building houses the hotel rooms and the linear ancillary block houses the dining room, kitchen and the owner's residence. The unique roof profile with steep pyramidal roofs on the two end bedrooms creates an interesting skyline.	1909	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
LOUISA POINT	J01	29	84	EWART LODGE	Private	Resi.	Situated on a sloping site on the Western edge of the hill, a symmetrical building with rear and front verandahs, the later leading to private point overlooking the valley on the West. Over the two end bedrooms are unique high pitched pyramidal roofs with timber pinnacles.	1854 - 1867	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	J02	66A	86	SUNDER VILLA (A) (BOMBAY VILLA)	Private	Corporate Guest House	Set on a terraced site adjoining the Upper Louisa road, a complex of 4 buildings of which 2 are the main bungalows. Both are typical symmetrical buildings similar in planform with front and rear verandahs.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
		66B	87	SUNDER VILLA (B)		Resi.				
	J03	151	88	GREEN WOOD	Private	Resi.	Set on a terraced site adjoining the Upper Louisa road, the modest sized symmetrical bungalow has full length but discontinuous verandahs on all sides. The rear verandah is now enclosed to make rooms. Owing to the topography of the site there are a series of flights of steps on all sides.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	J04	152	89	KHUSHROO LODGE	Private	Holiday Camp	Set on terraces on a slope with signs of a formal garden, the building has a typical symmetrical linear planform with a continuous verandah on all sides. The rear verandah is now enclosed and converted into rooms. Due to the topography the front has a high plinth accessed by a long flight of steps.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	J05	18	130	ROBERTSON'S BUNGALOW	Private	Resi.	Situated on a steeply sloping site along the western edge of the hill the symmetrical and linear building has a narrow foreground edging a steep drop bound by a retaining wall. The building is beautifully set amongst dense vegetation with 3 well paved pathways leading up to a unique entrance portico on the side and a full length front verandah.	1854 - 1867	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	J06	61	131	BELLA VISTA	Private	Resi.	Set on site sloping westwards, the main building is typical in planform with rooms placed in a double layered fashion and a full length front verandah. The site is almost completely covered with thick vegetation and trees.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
J07	45	132	RUBY HALL	Private	Resi.	Set on undulating topography the bulding has a high plinth along the full length front verandah which has an elaborate flight of bifurcating stairs descending from its centre, leading to private point overlooking the valley on the West.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B	
RUGBY	K01	15B 15A	99 100	READYMONEY LODGE	Private	Resi.	Situated on the highest plateau of Matheran the building is set beautifully in the centre of a large plot with a well laid out large front open space and a thick vegetation in the background. The bungalow is asymmetrical and irregular, part double storeyed with a unique appearance of a typical English Villa and a large amount of Gothic influence.	1853	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - A
	K02	13A	102	SEA VIEW - POLICE WIRELESS OFFICE	Govt.	Police Wireless Office	Set on terraced site on the Rugby plateau the building is made up of 2 parts connected by a verandah. The building has little foreground space as it faces a steep drop below the plateau. The main wing is typical in character while the ancillary wing is in half timber construction and double storeyed.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	K03	164	93	VILLA PORT	Private	Resi.	Set on a small plot on sloping ground a unique asymmetrical 'C' shaped building enclosing a rear courtyard with front and rear continuous verandahs. The front verandah has a central half octagonal projecting porch.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - C	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
RUGBY	K04	207	92	SOMERSET	Private	Resi.	Situated on a steeply sloping site, the partly double storeyed main bungalow has a typical linear planform with a front verandah. One of the rooms to the north has an upper storey with a room and large concrete structural members have been added to support this upper floor which are rather disproportionate for the moderately sized old structure.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	K05	13	103	TOUR PETIT (WALKER'S COTTAGE)	Trust	Holiday Camp	Situated on the highest plateau (Rugby plateau) of Matheran, the large asymmetrical 'L'-shaped building is one of the few buildings of Matheran with a Viewing Tower. The original bungalow - 'Walkers Cottage' (one of the first five buildings on the hill) lies near it connected by a verandah. Built in the Gothic style with battlements on the terrace parapet wall, the tower is a landmark on the hill.	1858 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - A
	K06	20	106	CHURCH OF ENGLAND	Trust	Religious (Church)	A very important building of the British era the church was one of the first expressions of public architecture on the hill. Of the Early English style (pure Gothic) with buttresses and pointed lancet arches it has a typical cruciform church layout with shallow transepts and an added vestry adjoining the sanctuary. To the right of the entrance porch are 3 graves of the first 3 English deaths on the hill.	1858 - 1865	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - A
	K07	12 16 220	108 109 66	RUGBY HOTEL & RUGBY ANNEXE	Company	L+B	Set on the highest plateau of the hill it is the oldest largest and foremost of the European hotels. A large site consisting of a number of detached bungalows and a dining hall oriented around a horse riding track. The bungalows although varying in plan and roof profile are cohesive in form and scale. The asymmetrical dining hall building forms the nucleus of the layout.	1881	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	K08	19	125	GOVERNMENT REST HOUSE (MOUNT BUNGALOW)	Govt.	Guest House	Situated on the Southern tip of the Rugby plateau the bungalow has fairly level ground in its immediate surrounding bound by a steep drop (& retaining wall) on the West, South and East sides. The building has a typical symmetrical planform with a uniformly offsetted front facade with the continuous front verandah following this profile.	1854 - 1865	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	K09	62	126	GULNAR COTTAGE (ROZARIO COTTAGE)	Trust	Resi.	Set on a terraced site the building has a large open levelled foreground and a sheer drop in the rear. The bungalow is a rather quaint building typical and symmetrical in planform with a front part projecting verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	K10	135	127	MATRU SMRITI	Company	Resi.	Set on a small terraced site the bungalow is a small, typical and symmetrical building with a full length front verandah. The building is simple and quaint in detailing.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K11	180	110	LAXMI VILLA	Private	Resi.	Set on a small terraced plot the bungalow is a small symmetrical and very typical building with a full length front verandah and a central projecting entrance porch.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
RUGBY	K12	179	111	KRISHNA VILAS (DIWADKAR HOTEL ANNEXE / MOTI VILLA)	Private	L+B	A small symmetrical and linear building with a full length front verandah, set on a small gently sloping site facing M. G. Road with narrow front open space.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K13	178	119	PANORAMA HOTEL (MEHER VILLA)	Private	L+B	Situated on a small plot adjoining M. G. Road, a symmetrical and linear building with a full length front verandah having completely flushed facades on all sides.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K14	177	120	GULSHAN HOTEL	Private	L+B	Situated on a small plot adjoining M. G. Road a symmetrical and linear building with a uniformly offsetted front façade, a full length front verandah following the offsets and a projecting porch now enclosed.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	K15	175	122	MEGHDOOT HOTEL (ADAM VILLA)	Private	L+B	Set on a terraced site the building has a typical symmetrical planform with a full length front verandah and a central projecting porch. In the foreground is a formal garden with some childrens' play equipment.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	K16	174	150	SONAM HOTEL	Private	L + B	Set on a terraced site the modest sized bungalow is slightly assymetrical in planform with a part projecting rear verandah and a full length front verandah with a projecting central porch.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K17	173	151	MACKY LODGE	Private	Resi.	Situated on terraces along with a new building in RCC construction, the bungalow is a modest sized linear and symmetrical building with a full length front verandah and a central projecting porch.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K18	171	148	SAHEBAN HOUSE (AGBOTWALA'S BUNGALOW / SAILOR'S LODGE)	Private	L+B	The typical symmetrical building is situated on a terraced site with 2 older buildings and some new structures. The main bungalow has a full length front verandah and a central projecting porch with a roof recntly extended in front as a	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	K19	170	147	LUCKY LODGE	Private	Resi.	Situated on a small terraced plot the bungalow has a simple but assymetrical planform slightly unique in character with the entrance to one side and a large open and levelled forecourt.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	K20	169	146	HYDRI COTTAGE	Private	Resi.	Situated on a terraced site a modest sized linear symmetrical building with a part front verandah recessed with a flight of steps leading to the entrance.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	K21	168	145	HOTEL KARACHI (ADAM LODGE)	Private	L+B	The original cottage is a small symmetrical squarish building situated on a well terraced site with a large new RCC building along the northern edge of the plot.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K22	63B	144	PREMDEEP RESORTS (THE PALMS)	Private	L+B	Situated on small plot abutting Kasturba Gandhi road, the main building has a simple rectangular planform but the inetnal layout of rooms deviates from the typical linear arrangement. A number of additions and alterations have been made to suit its change of use as a hotel.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	K23	63A	143	RIVIERA HOTEL (PART PINTO'S INTERNATIONAL / PART OF REGAL HOTEL / ALEXANDER HOTEL)	Private	L+B	A group of buildings set on terraces at different levels forming interlinked courtyards with the main bungalow being assymetrical and irregular in planform and the other buildings having typical lodging and boarding accommodation type formats.	1875	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BRIGHTLANDS	L01	32B 32A	185 186	KEEPSAKE (POONA PAYING GUEST HOUSE)	Private	L+B	Situated at a strategic location near Charlotte lake and overlooking the view of the wester valley the bungalow has a symmetrical planform with a very impressive length and a full length partly enclosed front verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L02	217	184	SETHNA COTTAGE	Private	Resi.	A very simple and small building with three rooms in a row and a full length front verandah situated at a landmark location such that is seen from Louisa point.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	L03	26	183	MADHU'S FOREST LODGE (FOREST LODGE)	Private	Resi.	A symmetrical linear building with a full length verandah on the front enclosed in glazed panels and a cubical room on the north east corner of the building with a pyramidal roof and a pinnacle at the top.	1854 - 1867	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L04	205	133	EVERGREEN	Private	Resi.	A typically symmetrical building with enclosed front and rear verandahs. The rear of the building has a high plinth and the verandah overlooks the western valley. The plot also has a private point.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	L05	284	134	SUMATI VILAS	Private	L+B	Situated at a nodal location very close to Echo Point, the three buildings on the plot are old and typical in format. The main building has been developed in phases over a period of time. The original portion is retained while the later additions are in RCC construction.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	L06	10	135	THE HERMITAGE	Trust	Holiday Camp	One of the first five properties on the hill. The layout is a complex of 6 buldings consisting of a main bungalow, a guest house, a dining hall, a Chapel and other ancillary buildings. The main bungalow and guest block are similar, symmetrical and squarish in planform.	1853	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - B
	L07	38	129	MARIA COTTAGE	Private	Resi.	The main bungalow is symmetrical with an impressive length and a high plinth in the front. The guest house is also symmetrical and linear but comparatively smaller. An octagonal sit-out pavilion is set at a distance.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L08	54A/3 54A/1 54A/2	136 137 138	HOTEL BRIGHTLANDS (THE WILDERNESS)	Private	L+B	A large site with a complex of about 15 buildings of which many are new constructions. The original bungalow is a typical symmetrical bungalow. To the south of this bungalow is a large imposing double storeyed structure of the dining hall and in between these 2 buildings is a swimming pool.	1854 - 1867	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L09	54B	182	ROSHAN VILLA AND HOTEL PRASHANT (BURNSIDE)	Private	Resi. / L+B	The 2 main buildings of which one is the main bungalow - Roshan Villa while the original guest block is now Hotel Prashant. Both buildings are similar symmetrical and linear with a typical planform.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L10	167	105	SAIFEE LODGE	Private	Resi.	Set on a terraced site, a typical symmetrical Matheran type bungalow with a full length front verandah, a large projecting central porch and a high plinth along the front façade as a result of the topography.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	L11	165	128	YAHYA VILLA (ASHOK VILLA)	Private	Resi.	Set on a terraced site, a typical symmetrical Matheran type bungalow with a full length front verandah, a large projecting central porch and a high plinth along the front façade as a result of the topography.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BRIGHTLANDS	L12	166	104	GIRI KUNJ	Private	Resi.	Set on a terraced site, a typical symmetrical Matheran type bungalow with a full length front verandah, a large projecting central porch and a high plinth along the front façade as a result of the topography.	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	L13	39	142	PRABAL HOUSE	Private	Resi.	Set on a terraced site the main bungalow is an asymmetrical building with the front façade symmetrically offsetted and a wide verandah following the profile. The verandah along with a large centrally projecting porch gives a symmetrical appearance to the building. The building has a highly complex roof with multiple ridges and valleys and a levelled eaves line.	1854 - 1867	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L14	75	140	GUJRAT BHAVAN (ARNOLD LODGE)	Private	L+B	The typical linear buildings are laid out intimately on the terraced site enclosing a courtyard with a swimming pool. The landscaping of the site is sensitive to the natural topography and vegetation. The new building (RCC construction) is double storeyed but it follows the same format in essence as the old buildings in form and treatment (colour scheme and detailing).	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L15	36	139	GULMOHUR HOTEL (KALYANDAS LODGE)	Private	L+B	Set on a terraced site with a large open foreground, a linearly symmetrical building with about 20 rooms in a row and a continuous front verandah flanked by the 2 end rooms projecting out.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L16	78	181	HOTEL ANAND RITZ (SUNNY SIDE)	Private	L+B	A large site consisting of many new buildings with the exception of the old bungalow rather majestic in scale and grand in appearance with elaborate detailing. The bungalow is a symmetrical building with a uniformly offsetted front facade and a full length front verandah following the profile.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L17	9	141	REGAL HOTEL (PINTO'S INTERNATIONAL HOTEL)	Private	L+B	Originally known as 'Pinto's International Hotel', it was one of the first five hotels developed in Matheran (in the 1870's) and exclusively for Parsees. The original layout consisted of an intimate cluster of five typical linear buildings with front verandahs, humble in scale and each one unique in treatment. Two new double storeyed buildings in RCC construction have been added later.	1875	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L18	77	179	HOPE HALL	Private	L+B	Set on a sloping site a complex of 4 buildings, one being the main bungalow which is an asymmetrical and irregular building without a verandah and the others are typical linear lodging and boarding type accommodation buildings with rooms in a row and full length front verandahs.	1875	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	L19	224	180	POLICE STATION	Govt.	Police Station	A complex of 6 buildings set on a fairly level site, of which one is the main station building, 3 are residential quarters and 2 are ancillary buildings. The main station building is a simple linear building with rooms in a row and a full length front verandah.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
CHARLOTTE LAKE	M01	84	260	BARR HOUSE (GENERAL H. BARR'S HOUSE)	Private	Resi.	One of the first five buildings of Matheran. Presently it is a large structure of which only a small central portion of the main bungalow is the original building and quite a large part has been built in stages over the years. The steep slope on the site gives rise to a basement floor on the south-west side of the bungalow. To add to its height, over the living room is an exceptionally high clerestorey. The building is also unique in its high level of detailing in the treatment of its front facade.	1853	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - A
	M02	86	261	PWD REST HOUSE	Govt.	Guest House	The main building along with 2 ancillary buildings situated on fairly level ground has a typical lodging and boarding type planform with 6 rooms in a row and a full length front verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	M03	55	266	SATYA NIVAS (CAPRIERA)	Private	Resi.	Set on a site terraced off from a steep slope, the main bungalow is a typical symmetrical building with a full length front enclosed verandah and a high plinth on the front façade..	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	M04	79	267	WEST END HOTEL (ALLADIN LODGE)	Private	L+B	Situated on a sloping site the main bungalow now converted into a hotel is a typical symmetrical building with 2 ancillary buildings, a well in the rear and a fountain in the front.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	M05	74	268	SURUCHI REDWOOD RESORT (SYLVAN HOTEL / MARY LODGE)	Private	L+B	The topography of the site has been retained but is mostly paved and dotted with outdoor activity areas. The main bungalow (originally typically symmetrical) has been transformed to a great extent with changes in internal partitions to accommodate the change of use. The overall footprint of the building, however, has been retained.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	M06	137	269	R. C. CHURCH	Trust	Religious (Church)	Situated on a plot adjoining M. G. road, the church building is not very large and rather simple but grand in appearance. The eastern facade has three great doorways opening onto an open-to-sky landing preceding a long flight of steps (spanning the entire width of the building) leading onto the foreground almost upto the edge of the road.	1861 Enlarged in 1872	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	M07	225	255	PWD STORE (TENNIS COURT)	Govt.	Store Rooms	Set on a fairly level site, a complex of 5 buildings forming a squarish courtyard inbetween them with the main building, a simple rectangular structure with rooms in a row and a front verandah situated facing M. G. road.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	M08	157	256	MANIBHAI DHARAMALAYA - SHIVE TEMPLE	Trust	Religious (Hindu Temple)	These are two identical symmetrical and squarish buildings situated in the plot of the Shiv Temple. The buildings are are simple and baic in treatment and used as lodging and boarding accomodations.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	M09	92	257	THE Bank OF INDIA HOLIDAY HOMES (THE DELL)	Private	Corporate Guest House	A typical symmetrical bungalow with a full length front verandah, a semi-octagonal front porch and a high plinth along the front façade, set on a terraced site. The bungalow has a unique double hipped roof with the ridges parallel to the length of the building.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	M10	80A	234	HOTEL LAKE VIEW (CLARENDON VILLA)	Private	L+B	Set on a fairly level site a simple symmetrical rectangular building with 4 rooms in a row and a verandah along the front façade. The original building has been altered largely to suit the change of use to a hotel.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III
	M11	287	258	POWER HOUSE - CHARLOTTE LAKE	Govt.	Guest house + Power house	Located on the west of and at the base of the Charlotte lake bund, the building is symmetrical and linear in planform with the narrow southern side forming the front facade. The building has recently been renovated with changes in finishes and enclosing of the continuous verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BYKE	N01	BP 1	276	VIDEO PARLOUR	Private	Shop + Restaurant	The two buildings (presently a video games parlour and a restaurant) typical and linear in planform are set on a plot situated on the eastern edge of the hill. The foreground is levelled and paved to serve as an outdoor recreation area. The restaurant has been altered largely in its finishes.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N02	144 145 BP 13	275 273 274	LORDS CENTRAL HOTEL	Private	Resi. + L+B	Situated on the eastern edge of the hill on a sloping site with a steep drop on Eastern (rear) side, is a complex of 5 buildings of which one is the owners bungalow and the others are typical lodging and boarding type accomodations with rooms in a row and front and rear verandahs.	1854	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	N03	24	270	BOMBAY HOUSE HOLIDAY HOME (SANDS HOUSE / NEW SHIRINBAD / NEWTON'S BUNGALOW)	Company	Corporate Guest House	The bungalow is linear but asymmetrical and situated on a small mound overlooking the valley on the Eastern edge of the hill. The front and rear façades of the building are irregularly offsetted and a continuous verandah along the front façade follows the building line with a central projecting porch. The roof is double layered and complex part hipped and part gable ended.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N04	153A	252	B. J. HOSPITAL	Govt.	Hospital	The main building was designed as a hospital and is a symmetrical rectangular building with 3 wards each having a separate toilet block. The operation theatre is slightly detached connected to it by a verandah. Besides this the Out Patients Department is in the building of the superintendents office and there is also an ancillary building.	1897	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	N05	153B	251	SUPERINTENDENT'S OFFICE	Govt.	Resi. + Office	A compey of 4 buildings situated on a sloping site consisting of the superintendent's office, municipal office and 2 residential quarters. The main superintendent's office is a simple slightly asymmetrical building with rooms more or less in a bungalow format and a front verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N06	4	247	WALLACE BUNGALOW	Company	Resi.	Situated on a mound on the Eastern edge of the hill the bungalow is a small squarish building with a unique layout consisting of a central living/dining room and all other rooms and part verandahs placed concentrically around it.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N07	147	250	KEKI LODGE (KITTY LODGE)	Private	Resi.	The bungalow has a typical symmetrical planform with a full length front verandah. The sloping topography of the site has been exploited well to give the main bungalow a high plinth and a grand flight of bifurcating stairs leading up to the central projecting porch.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N08	3	249	THE BYKE BUNGALOW (THE BYKE - MALET'S BUNGALOW)	Private	L+B	Malet's bungalow - the first bungalow of Matheran, situated on a plateau on a large plot along the eastern edge of the hill. The original bungalow forms a small part of the main bungalow which has been largely extended over the years and is now developed as a Hotel. The original bungalow has a typical symmetrical planform with a front verandah and central projecting porch.	1851	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - A	II - A

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
BYKE	N09	219	248	NERAL VILLA	Trust	Sanatorium	Situated on a sloping site along the eastern edge of the hill and overlooking the valley, the main bungalow is a typical symmetrical building with front and rear verandahs. This building along with a guest block are now used as a	1901 - 1945	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B
	N10	67	236	GIRIVIHAR HOTEL (CLARENDON HOTEL)	Private	L+B	Laid out on gradually sloping site a complex of 5 buildings consisting of 2 buildings for lodging and boarding, an office building, a dining hall and an ancillary building. The main lodging and boarding buildings are typical with rooms in a row and a full length front verandah.	1875	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N11	2A 2B	238 244	PARADISE LODGE	Private	Resi.	The building exploits the topography of the site to have a high plinth on the front façade with a grand flight of stairs leading up to it. Although the building has a typical symmetrical planform, its proportions (its high plinth, high pitch roof, thick laterite columns, etc.) give it a majestic appearance. Compared to this the other ancillary buildings on site and a guest block have more humble proportions.	1854 - 1895	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	N12	24	245	BOMBAY DYEING HOLIDAY HOME	Company	Corporate Guest House	A large complex of 6 buildings on a very well terraced site with each building on a different level and paved pathways connecting all of them. Four of the buildings are typical lodging and boarding type accommodations with rooms in a row and continuous front verandahs. Besides this there is also a kitchen, dining hall and a badminton court.	1854 - 1895	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N13	69	237	HOTEL SHIRIN (BENEDICT LODGE)	Private	L+B	A typical symmetrical building with an offsetted front façade set on a terraced site and exploiting the topography to have a high plinth and a long flight of bifurcating stairs leading up to the front verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N14	25A	239	ROSE COTTAGE	Private	Resi.	Set on a sloping site, the main bungalow is a simple and typical building with a full length verandah on the west (front) and south façades.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	N15	25	240	MANECKLAL TERRACE (TERRACE COTTAGE / BHATIA SANTORIUM)	Private	L+B	Located on a small mound, the buildings are set on terraces at different levels interlinked by paved (sloping and stepped) pathways with an extremely well laid out terraced landscape. The buildings are very simple and basic in architectural quality and each one is oriented so as to suit its setting and has a levelled and paved foreground.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	N16	99	246	HOTEL ALEXANDER (JUBILEE LODGE)	Private	L+B	Set on a very sloping site a typical symmetrical building exploiting the topography of the site giving rise to a high plinth and therefore a basement floor on the front. On the front and rear façades are full length enclosed verandahs.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
DANGER PATH	P01	236	191	PISARNATH MANDIR	Trust	Religious (Hindu Temple)	Set on a terraced site it is a small modest structure consisting of a cubical <i>garbha griha</i> with a tall pyramidal roof and a rectangular <i>mandapa</i> hall. Next to it is an ancillary structure which is the residence of the caretaker.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	P02	82	192	WEST GRANGE	Private	Resi.	Set on a sloping site with a high plinth on the front, as a result of the topography, the main bungalow has a typical symmetrical planform with a full length front verandah with a central porch and a part rear verandah alsowith a porch.	1854 - 1867	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	P03	6	193	FOUNTAIN LODGE (MANGALDAS LODGE)	Private	Resi.	Set on the western ridge of the hill, a typical symmetrical but unique building with an impressive length, a full length front verandah, projecting end bedrooms and a rear lobby providing a servants' entrance. To the east is a guest block and servants' quarters and to the south is a well.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	P04	5	194	CUTCH CASTLE (KOLLAH HOUSE)	Private	Resi.	Situated on the western ridge of the hill, a typical symmetrical building with a front recessed verandah flanked by the 2 end bedrooms on either side. On the rear is a recessed porch with a long flight of steps leading up to it. On lower contours around the bungalow are situated a mali's house, stables, a tennis court, a garden and a guest block (now a seperate residence).	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	P05	7	195	BYRAMJI HOUSE	Private	Resi.	Situated on the western ridge of the hill, a symmetrical linear building with a full length front verandah and a large half octagonal porch overlooking the valley on the west. As a result of the topography of the site the building has a basement floor added on the Eastern (rear) side. To the north of the building is a guest block and a bandstand.	1854 - 1864	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	P06	8	196	GULESTAN	Private	Resi.	Situated on the western ridge of the hill, a symmetrical linear building. It is the longest bungalow of Matheran with exceptionally wide verandahs. The building exploits the topography of the site to have a substantially high plinth on the front with a grand flight of stairs leading up to the front porch.	1899	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	P07	136A	197	SHARDA VILLA (SCOTTISH ORPHANAGE / OFFICERS' MESS AND QUARTERS)	Private	Teachers' Quarters	Situated on the Western edge of the hill, the main building is linear with rooms in a row and a full length front verandah. Besides this there are 2 other small buildings of which one is completely dilapidated and the other is a typical symmetrical building with a full length front verandah.	1854 - 1867	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	P08	135B	198	INDU KUTIR (PART OF SCOTTISH ORPHANAGE PLOT)	Private	Resi.	Situated on the Western edge of the hill, the main bungalow is a small squarish asymmetrical building facing the South. A porch on the South-West corner overlooks the valley on the west. To East of the building is a guest block which is a typical symmetrical building.	1958	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT -	III
	P09	57	199	THE HOMESTEAD (SIR RATAN TATA CONVALASCENT HOME FOR PARSI WOMEN)	Company	Resi.	Situated on the Western edge of the hill, overlooking the valley, the main bungalow is designed like a typical English cottage, asymmetrical and irregular in planform partly double storeyed, with a well terraced site and formal landscaping. The building is unique in the ornate and delicate treatment of its facades.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	P10	58	201	SHERA COTTAGE	Private	Resi.	Situated on the western edge of the hill, the main bungalow is a typical symmetrical linear building with rear and front verandahs.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	P11	59	200	BELVEDERE	Private	Resi.	Situated on the Western edge of the hill, the main bungalow is a typical symmetrical building with enclosed front (full length) and rear (part) verandahs.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
OLYMPIA	Q01	91	232	ANNIE VILLA	Private	Resi.	Situated on a steeply sloping site but well terraced and landscaped, the building is located at a very high level from the road. The building has a typical symmetrical planform with a front verandah and a very prominent central octagonal porch.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q02	87	231	WADIA LODGE	Private	Resi.	A grand building symmetrical in planform with a very high plinth in the front as a result of the topography and a majestic flight of steps leading up to the central porch on the front verandah. The bungalow has some of the best patterned china mosaic flooring but it is in a poor state of maintenance.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q03	1	241	SARASWATI MANDIR SCHOOL (CASTLE HILL AND BASCOBEL)	Trust	School	Set on gradually sloping site, an asymmetrical building with a wide front verandah and a large porch. One of the few buildings of Matheran to have a tower and very exquisite china mosaic flooring in the interiors. 2 simple rectangular buildings in the rear are now used as teachers' residences.	1867 - 1877	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q04	73	230	FLORENCE LODGE	Private	Resi.	Set on a sloping site, the main bungalow is a typical, symmetrical, linear building with a full length front verandah and a central porch. On the rear at a distance are 3 ancillary buildings in a row in an almost dilapidated state.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	Q05	81	226	MT. PABNEY	Private	Resi.	Situated on a gradually sloping site, the main bungalow has a unique 'Y' - shaped planform with the living room being an island room with verandahs on all sides and a central porch on the front verandah with a flight of bifurcating stairs leading up to	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q06	88A	223	KASTUR KUNJ (ATKINSON VILLA / PART OF UNDERWOOD LODGE PROPERTY)	Private	Resi.	The bungalow is set on a gradually sloping site, covered mostly by dense vegetation with some remnants of formal landscaping in the foreground of the building. A typical symmetrical building with full length front and rear verandahs, the later being enclosed.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q07	88	224	UNDERWOOD LODGE (HON. BIRDWOODS HOUSE)	Private	Resi.	The bungalow is set on a gradually sloping site, with some remnants of formal landscaping in the foreground of the building. The bungalow is asymmetrical in planform with a full length front verandah and a porch on a high plinth. The guest block is an extension of the main bungalow itself but double storeyed with a unique C. I. spiral staircase in the verandah.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q08	95	222	SHANTI KUNJ (IBRAHIM LODGE)	Private	Resi.	Situated on the North of the Olympia ground on a gradually sloping site, a typical symmetrical building with an offsetted front façade. The full length front verandah (on a high plinth) following the same profile has a large central porch and a long flight of stairs leading up to it.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
OLYMPIA	Q09	107	225	PASTA HOUSE	Private	Resi.	Set on a terraced site a complex of 5 buildings of which the main building is asymmetrical, partly double storeyed and has a unique character especially of the front façade with the highly intricate timber decorative elements. The guest block situated to the west of the building is very cohesive with the main bungalow but at the same time it is very simple in its treatment and humble in scale.	1854 - 1900	HISTORIC SIGNIFICANCE - A HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - A
	Q10	71	221	ST. XAVIER'S HIGH SCHOOL (CHOWK HALL / CHOWK HALL HOTEL / ROYAL HINDU HOTEL / OLYMPIA HOTEL)	Trust	School	Situated on the continuation of the Olympia plateau to the north of the Olympia ground, the double storeyed main building is a large, sprawling structure which has undergone changes over the years with its change in use. On the front is a grand flight of an open well symmetrically segmental staircase leading from the forecourt up to the upper floor porch. The building has a new RCC roof which is supported by a complete envelope of an RCC structural system with columns and beams on all elevations.	1867	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - B	III
	Q11	89A 89B	218 219	DASWOOD (MINOCHER VILLA)	Private	Resi.	The bungalow is situated on a sloping site with formal landscaping and taking advantage of the topography the front has a very high plinth and a grand staircase leading up. The building has a symmetrical planform with an offsetted front façade and a flush rear façade which has been treated like a Gothic Chapel.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	Q12	60	217	RUSTOM VILLA (BHIVANDI LODGE)	Private	Resi.	Set on gently sloping site, the main building is an asymmetrical 'C' - shaped structure with the central wing having a greater height than the side wings. Both the front and rear verandahs have central projecting half octagonal porches.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - A HISTORIC CONTEXT - B	II - B
	Q13	133	215	GOLDCROFT (ROCKSIDE)	Private	Resi.	These are two buildings, at different levels as a result of the sloping topography of the site, connected to each other by a verandah. The rear double storeyed building is in a serious state of dilapidation while the main bungalow in front is in a good condition, very well maintained. It has a typical bungalow format with an elaborately treated front facade.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	Q14	127	211	VALLABH VILLA (MOUNT MURAJ)	Private	Resi.	The main bungalow, built in polygonal black stone (trap) masonry, has a unique assymetrical planform with offsetted front and rear façades and the front and rear verandahs corresponding to this profile. Overall it has the appearance of a typical English cottage with a tower in the south-west corner. This one of the very few bungalows of Matheran to be built in black (trap) stone.	1854 - 1900	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	Q15	154	212	BHEDWAR BUNGALOW	Private	Resi.	Set on gently sloping site, an asymmetrical bungalow having a unique linear planform, with the front façade of the building formed only by the width of the living room and all other rooms lie behind it in a liner fashion. In the centre is a kitchen with a tower above it and on the eastern facade is a half octagonal porch added later.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	II - B

ZONE	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	OWNERSHIP	USAGE	SPECIAL FEATURES	BUILT IN	CLASSIFICATION	GRADE
CHOWK	R01	101	203	SALMONA BUNGALOW (FLEETWOOD)	Private	Holiday Camp	Set on fairly level site a unique 'L' - shaped building with an enclosed verandah running along the entire length of the western façade which has a unique, dense, highly decorative C. I. railing. The building is now used as a dormitory accomodation for children of the riding School.	1854 - 1900	HISTORIC SIGNIFICANCE - B HISTORIC INTEGRITY - B HISTORIC CONTEXT - B	II - B
	R02	246	204	ZARSI (FAR COTTAGE)	Private	Resi.	Situated at a unique location at the southern tip of the Matheran plateau, the bungalow has been majorly renovated with internal structural changes but its original form has been retained. The guest block is a new building in brick masonry and RCC slabs constructed on the old plinth. Both buildings have exotic interiors with traditional furniture integrated with modern elements in rich taste.	1945 - 1980	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - C HISTORIC CONTEXT - C	III
	R03	126	210	RAMAN VILLA	Private	Resi.	Situated on fairly level site, a symmetrical, small, squarish building with full length front and rear verandahs. The building on the whole has very simple treatment, devoid of even the slightest decoration.	1901 - 1945	HISTORIC SIGNIFICANCE - C HISTORIC INTEGRITY - B HISTORIC CONTEXT - C	III

DIRECTORY OF GRADED BUILDINGS (PLOTS)

Note:

This List supercedes all the Lists with information on Graded buildings of Matheran. It truly is at a glance directory of graded buildings. It can be used for reference with the 'List Cards', the Zone-wise List of graded buildings, the Index of graded buildings, be incorporated in the Heritage Regulations (when published) for Matheran and can also be referenced with the map, DRG 3 – Heritage Listing Proposal.

DIRECTORY OF GRADED BUILDINGS (PLOTS)				
C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
4	118	MTDC HOLIDAY HOME	II - B	A-02/(0)
5	155	MTDC LODGING & BOARDING	II - A	A-01/(0)
6	97	AMAN LODGE	II - B	B-02/(0)
7	22	CHALET	II - A	B-01/(0)
8	70	GARBUT HALL	II - B	B-03/(0)
10	203	EMERALD BANKS	II - B	C-04/(0)
11	202	HEMANTINI KUNJ	II - B	C-03/(0)
12	201	KASTURI VILLA	II - B	C-02/(0)
13	42, 43	RAJASTAN	II - B	C-01/(0)
17	104	MARITIME HOUSE	II - B	D-04/(0)
18	116	BELL VUE	II - B	D-01/(0)
19	49	CRAIGIE BURN	II - A	C-05/(0)
20	41	ELPHINSTONE LODGE	II - A	D-08/(0)
21	11A	REDLANDS	II - B	D-02/(0)
22	11B	RUTLANDS	II - B	D-03/(0)
23	194	R. B. CURUMSEY DAMJI AROGYA BHAVAN	II - B	D-05/(0)
24	193	R. B. CURUMSEY DAMJI AROGYA BHAVAN	II - B	D-06/(0)
25	192	KHATIJA LODGE	II - B	D-07/(0)
26	40	CECIL HOTEL	II - B	D-09/(0)
27	195	TOPIWALA BUNGALOW	III	D-11/(0)
28	103	SPENCER VILLA	II - B	D-10/(0)
29	114	MATHERAN CLUB	II - B	D-12/(0)
30	47	SETT VILLA	II - A	E-06/(0)
32	83	FERNWOOD	III	E-05/(0)
33	218	WOODLANDS HOTEL	III	E-04/(0)
37	188	SHALIMAR HOTEL	III	E-02/(0)
39	160	RANCHHODAS AROGYA BHAVAN	II - B	E-01/(0)
42	235	VETERINARY HOSPITAL	III	E-07/(0)
43	211	CUTCH COTTAGE	II - B	E-08/(0)
44	212	TAYYAB COTTAGE	III	E-09/(0)
45	213	NETER VILLA	III	E-10/(0)
46	214	WOODSIDE HOTEL	III	E-11/(0)
48	161	DAYANAND KUTI	II - B	E-03/(0)
49	158	NEHRU BHAVAN	II - B	E-17/(0)
51	186	KACHWALA COTTAGE	II - B	E-12/(0)
52	185	NOOR COTTAGE	II - B	E-13/(0)
53	184	LUCKY COTTAGE	II - B	E-14/(0)
54	163	SUKAN VILLA	II - B	E-15/(0)
55	162	VELKAR VILLA	II - B	E-16/(0)
56	198	HONEY COMB	III	E-18/(0)
57	BP 218	GOVERNMENT GODOWN	III	H-01/(0)
58	46	SPRING WOOD	II - B	G-05/(0)
59	138	EDEN HALL	II - B	G-06/(0)
60	183	PREETI HOTEL	II - B	G-07/(0)
61	182			
63	181	VINAYAK ASHRAM	III	G-08/(0)
64	21	STERN'S COTTAGE	II - B	G-04/(0)
65	21A	ACC LODGE	II - B	G-03/(0)
66	220	RUGBY (ANNEXE)	II - A	K-07/(0)
68	37	CAMBRIDGE LODGE	II - B	G-02/(0)
69	28	ASHOK HOTEL	II - B	G-09/(0)
70	106	SETH MANSUKHLAL AROGYA BHAVAN	II - B	G-01/(0)
71	113	KHOJA SANATORIUM	II - B	D-12/(0)
75	210	JAIN MANDIR	III	F-08/(0)
76	216	DULCI DOMUM	II - B	F-07/(0)
77	53	MT. ERIC	III	F-06/(0)
78	208	BATLIBOI HOUSE	II - B	F-05/(0)
79	34	WOODLANDS	II - A	F-01/(0)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
80	33	MT. PLEASANT	II - A	F-02/(0)
81	44	MALDUNGA HOUSE	II - A	F-03/(0)
83	50	WEST VIEW	II - B	F-04/(0)
84	29	EWERT LODGE	II - B	J-01/(0)
86	66A	SUNDER VILLA	III	J-02/(0)
87	66B			
88	151	GREEN WOOD	III	J-03/(0)
89	152	KHUSHROO LODGE	II - B	J-04/(0)
92	207	SOMERSET	III	K-04/(0)
93	164	VILLA PORT	II - B	K-03/(0)
94	52	BOMBAY VIEW	II - B	F-12/(0)
95	23A	KRISHNA BHAVAN	III	F-11/(0)
97	27	THE LILY	II - B	F-09/(0)
98	17	NAIMISHARANYA	III	F-10/(0)
99	15B	READYMONEY LODGE	II - A	K-01/(0)
100	15A			
102	13A	SEA VIEW	II - B	K-02/(0)
103	13	TOUR PETIT	II - A	K-05/(0)
104	166	GIRI KUNJ	II - B	L-12/(0)
105	167	SAIFEE LODGE	II - B	L-10/(0)
106	20	CHURCH OF ENGLAND	II - A	K-06/(0)
108	12	RUGBY HOTEL	II - A	K-07/(0)
109	16	RUGBY HOTEL		K-07/(0)
110	180	LAXMI VILLA	III	K-11/(0)
111	179	KRISHNA VILAS	III	K-12/(0)
112	244	STATE BANK OF INDIA HOLIDAY HOME	II - B	H-02/(0)
113	BP 243	DIWADKAR LODGING AND BOARDING	III	H-03/(0)
114	BP 242			
118	BP 9	HOTEL PRASANNA	II - B	H-04/(0)
119	178	PANORAMA HOTEL	III	K-13/(0)
120	177	GULSHAN HOTEL	II - B	K-14/(0)
122	175	MEGHDOOT HOTEL	II - B	K-15/(0)
125	19	GOVT. REST HOUSE	II - B	K-08/(0)
126	62	GULNAR COTTAGE	II - B	K-09/(0)
127	135	MATRU SMRITI	III	K-10/(0)
128	165	YAHYA VILLA	II - B	L-11/(0)
129	38	MARIA COTTAGE	II - B	L-07/(0)
130	18	ROBERTSON'S BUNGALOW	II - A	J-05/(0)
131	61	BELLA VISTA	II - B	J-06/(0)
132	45	RUBY HALL	II - B	J-07/(0)
133	205	EVERGREEN	II - B	L-04/(0)
134	284	SUMATI VILLA	III	L-05/(0)
135	10	THE HERMITAGE	II - B	L-06/(0)
136	54-A/3	HOTEL BRIGHTLANDS	II - B	L-08/(0)
137	54-A/1			
138	54-A/2			
139	36	GULMOHOR HOTEL	II - B	L-15/(0)
140	75	GUJRAT BHAVAN	II - B	L-14/(0)
141	9	REGAL HOTEL	II - B	L-17/(0)
142	39	PRABAL HOUSE	II - B	L-13/(0)
143	63A	RIVIERA HOTEL	II - B	K-23/(0)
144	63B	PREMDEEP RESORTS	III	K-22/(0)
145	168	HOTEL KARACHI	III	K-21/(0)
146	169	HYDRI COTTAGE	II - B	K-20/(0)
147	170	LUCKY LODGE	II - B	K-19/(0)
148	171	SAHEBAN HOUSE	III	K-20/(0)
150	174	SONAM HOTEL	III	K-16/(0)
151	173	MACKY LODGE	III	K-17/(0)
153	BP 189	SAI HIT GUEST HOUSE	II - B	H-08/(0)
155	BP 178B	YASHODA BHUVAN (VAIDYA PHOTO STUDIO)	III	H-07/(0)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
157	BP 8	UNION BANK	III	H-09/(0)
160	BP 166	RAM MANDIR	II - B	H-10/(0)
161	BP 167	RAM MANDIR	II - B	H-10/(0)
164B	BP 12B	SNOW WHITE LAUNDRY	III	H-11/(0)
165	143	PHILLIPS CLUB HOLIDAY HOME	II - B	H-13/(0)
166	143A	HOTEL ALANKAR	III	H-12/(0)
168	BP 168	MOSQUE	II - B	H-16/(0)
169	BP 7	KHAN'S HOTEL	II - B	H-17/(0)
171	BP 18	RUCHA HOTEL	III	H-18/(0)
172	BP 231	HUTATMA KOTWAL VYAYAM MANDIR	III	H-19/(0)
173	BP 232	BEJONJEE. S. CHENOY MUNICIPAL ASSEMBY HALL	III	H-20/(0)
174	BP 179	GOOLRAJ SINGHANEER MARATHI VERNACULAR SCHOOL	II - B	H-21/(0)
175	150	PUSHP KUNJ	II - B	H-22/(0)
178	BP 176	LIBRARY	II - A	H-23/(0)
180	77	HOPE HALL	II - B	L-18/(0)
180	224	POLICE STATION	III	L-19/(0)
181	78	HOTEL ANAND RITZ	II - B	L-16/(0)
182	54B	ROSHAN VILLA AND HOTEL PRASHANT	II - B	L-09/(0)
183	26	MADHU'S FOREST LODGE	II - B	L-03/(0)
184	217	SETHNA COTTAGE	III	L-02/(0)
185	32B	KEEPSAKE	II - B	L-01/(0)
186	32A			
191	236	PISARNATH SHRINE	II - B	P-01/(0)
192	82	WEST GRANGE	II - B	P-02/(0)
193	6	FOUNTAIN LODGE	II - B	P-03/(0)
194	5	CUTCH CASTLE	II - B	P-04/(0)
195	7	BYRAMJI HOUSE	II - B	P-05/(0)
196	8	GULESTAN	II - A	P-06/(0)
197	136A	SHARDA VILLA	III	P-07/(0)
198	135B	INDU KUTIR	III	P-07/(0)
199	57	THE HOMESTEAD	II - B	P-09/(0)
200	59	BELVEDERE	II - B	P-11/(0)
201	58	SHERA COTTAGE	III	P-10/(0)
203	101	SALMONA BUNGALOW	II - B	R-01/(0)
204	246	FAR COTTAGE	III	R-02/(0)
210	126	RAMAN VILLA	III	R-03/(0)
211	127	VALLABH VILLA	III	Q-14/(0)
212	154	BHEDWAR BUNGALOW	II - B	Q-15/(0)
215	133	GOLDCROFT	II - B	Q-13/(0)
217	60	RUSTOM VILLA	II - B	Q-12/(0)
218	89A	DASWOOD	II - B	Q-11/(0)
219	89B			
221	71	ST. XAVIER'S HIGH SCHOOL	III	Q-10/(0)
222	95	SHANTI KUNJ	II - B	Q-08/(0)
223	88A	KASTUR KUNJ	II - B	Q-06/(0)
224	88	UNDERWOOD LODGE	II - B	Q-07/(0)
225	107	PASTA HOUSE	II - A	Q-09/(0)
226	81	MT. PABNEY	II - B	Q-05/(0)
230	73	FLORENCE LODGE	III	Q-04/(0)
231	87	WADIA LODGE	II - B	Q-02/(0)
232	91	ANNIE VILLA	II - B	Q-01/(0)
234	80A	HOTEL LAKE VIEW	III	M-10/(0)
236	67	GIRIVIHAR HOTEL	II - B	N-10/(0)
237	69	HOTEL SHIRIN	II - B	N-13/(0)
238	2A	PARADISE LODGE	II - A	N-11/(0)
239	25A	ROSE COTTAGE	III	N-14/(0)
240	25	MANECKLAL TERRACE	II - B	N-15/(0)
241	1	SARASWATI MANDIR SCHOOL	II - B	Q-03/(0)

C.S. NO.	PL. NO.	NAME OF STRUCTURE	GRADE	CARD REF. NO.
244	2B	PARADISE LODGE	II - A	N-11/(0)
245	24	BOMBAY DYEING HOLIDAY HOME	II - B	N-12/(0)
246	99	HOTEL ALEXANDER	II - B	N-16/(0)
247	4	WALLACE BUNGALOW	II - B	N-06/(0)
248	219	NERAL VILLA	II - B	N-09/(0)
249	3	THE BYKE BUNGALOW	II - A	N-08/(0)
250	147	KEKI LODGE	II - B	N-07/(0)
251	153B	SUPERINTENDENT'S OFFICE	II - B	N-05/(0)
252	153A	BYRAMJI JEEJEEBHOY HOSPITAL	II - A	N-04/(0)
255	225	PWD STORE	III	M-07/(0)
256	157	SHIV TEMPLE	III	M-08/(0)
257	92	THE BANK OF INDIA HOLIDAY HOMES	II - B	M-09/(0)
258	287	POWER HOUSE AND GUEST HOUSE - CHARLOTTE LAKE	II - B	M-11/(0)
260	84	BARR HOUSE	II - A	M-01/(0)
261	86	PWD REST HOUSE	II - B	M-02/(0)
266	55	SATYA NIVAS	II - B	M-03/(0)
267	79	WEST END HOTEL	II - B	M-04/(0)
268	74	SURUCHI REDWOOD RESORT	III	M-05/(0)
269	137	ROMAN CATHOLIC CHURCH	II-A	M-06/(0)
270	24	BOMBAY HOUSE HOLIDAY HOME	II - B	N-03/(0)
273	145	LORDS CENTRAL HOTEL	II - A	N-02/(0)
274	BP 13			
275	144			
276	BP 1	VIDEO PARLOUR	II - B	N-01/(0)
279	BP 3	BEJON VILLA	III	H-30/(0)
280	BP 4	HOTEL LAXMI	II - B	H-29/(0)
281	BP 5	GARBUT VIEW	II - B	H-28/(0)
282	BP 173	TELEPHONE EXCHANGE	III	H-27/(0)
283	BP 172	POST OFFICE	II - B	H-26/(0)
284	BP 6	ABDUL REHMAN ALI HOUSE	III	H-25/(0)
287	BP 170	KAPADIA MARKET	II - B	H-24/(0)
288	BP 169	KAPADIA MARKET	II - B	H-24/(0)
290	BP 24	SACKWILL / KETKAR RESTAURANT	III	H-15/(0)
295	BP 19	KUSHAL NIKETAN (PHATAK STUDIO, SHINDE ART SHOP, ETC.)	III	H-14/(0)
		RAILWAY REST HOUSE	II - B	H-05/(0)
		RAILWAY STATION AND ANCILLARY STRUCTURES	II - B	H-06/(0)

DIRECTORY OF NATURAL AND MAN-MADE FEATURES

Note:

This List supercedes all the Lists with information on Graded natural Man-made features of Matheran. It truly is at a glance directory of such features. It can be used for reference with the 'List Cards', be incorporated in the Heritage Regulations (when published) for Matheran and can also be referenced with the map, DRG 3 – Heritage Listing Proposal.

DIRECTORY OF NATURAL AND MAN-MADE FEATURES			
ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	GRADE
PANORAMA POINT ZONE	1	PANORAMA POINT	I
	2	GOVERNOR'S HILL	I
	3	MOUNT BARRY	I
	4	CHEDOBA SPRING	I
	5	GHAT SPRING AND WELL	I
	6	MADRAI	I
	7	PATHS AROUND THE PANORAMA SPUR	I
GARBUT POINT ZONE	8	NERAL VIEW	I
	9	GARBUT POINT	I
	10	GARBUT CIRCUS	I
	11	BEATRICE CLIFF	I
	12	BAMBUCH SPRING	I
	13	BLACKWATER SPRING	I
	14	GARBUT PATH	I
HART POINT ZONE	15	HART POINT	I
	16	MONKEY POINT	I
	17	MARY POINT	I
	18	SIMPSON'S TANK	I
	19	FOREST PARK	I
	20	DHODAMBA NALLA	I
	21	JUNGLE SPRING	I
	22	DHANGARWADA SPRING	I
	23	MONKEY SPRING	I
	24	MONKEY POINT - HART POINT - SIMPSON'S TANK PATH	I
	25	CREMATION GROUND (NEAR SIMPSON'S TANK)	I
26	LOW CASTE CREMATION GROUND	I	
MALDUNGA POINT ZONE	27	MALDUNGA POINT	I
	28	PEB POINT	I
	29	MONNIE POINT	I
	30	NALLA SPRING	I
	31	PONSONBY SPRING	I
	32	MALET SPRING	I
	33	RIPP SPRING	I
	34	WELL (ELPHINSTONE LODGE)	I
	35	MATHERAN CLUB (EUROPEAN GYMKHANA)	I
GALTI DARU ZONE	36	MYRA POINT	I
	37	SAKHARAM TUKARAM POINT	I
	38	HARRISON SPRING	I
	39	THE TRYST	I
	40	PAYMASTER WELL	I
PORCUPINE POINT ZONE	41	PORCUPINE POINT (SUNSET POINT)	I
	42	CHENOY POINT	I
	43	RUSTOMJI POINT	I
	44	OUR POINT	I
	45	WISHING STONE	I
ARTIST POINT ZONE	46	ARTIST POINT	I
	47	PAYMASTER PARK	I
	48	COOLIE PATH	I
BAZAAR ZONE	49	MADHAVJI POINT	I
	50	KHANDALA POINT	I
	51	N. LORD PARK AND CHHATRAPATI SHIVAJI UDYAN.	I
	52	COOLIE SPRING	I
	53	MOHAMEDIAN BURIAL GROUND	I

ZONE	SR. NO.	LANDSCAPE FEATURES (NATURAL AND MANMADE)	GRADE
LOUISA POINT ZONE	54	LOUISA POINT	I
	55	MALANG POINT	I
	56	CORONATION POINT	I
	57	HONEYMOON POINT	I
	58	LANDSCAPE POINT	I
	59	AMBA SPRING	I
	60	WALKERS TANK	I
	61	LOWER LOUISA ROAD	I
RUGBY PLATEAU	62	RUGBY PLATEAU	I
	63	EUROPEAN CEMETERY	I
	64	CATHOLIC CEMETERY	I
BRIGHTLANDS ZONE	65	ECHO POINT	I
	66	EDWARD POINT	I
	67	KING GEORGE POINT	I
CHARLOTTE LAKE ZONE	68	CELIA POINT	I
	69	CHARLOTTE LAKE	I
	70	PANDAY PLAYGROUND	I
	71	WELL (NEAR THE DELL BUNGALOW)	I
BYKE ZONE	72	ALEXANDER POINT	I
DANGER PATH ZONE	73	BELVEDERE POINT	I
	74	LORD POINT	I
	75	MARJORIE'S NOOK	I
	76	TAKI SPRING	I
	77	AIN SPRING	I
	78	WELL (FOUNTAIN LODGE)	I
	79	DANGER PATH AND BELVEDERE PATH	I
	80	LUMLEY SEAT	I
OLYMPIA ZONE	81	OLYMPIA GROUND	I
	82	WILLINGDON PATHS	I
	83	CAVES (GOLDCROFT)	I
CHOWK ZONE	84	ONE TREE HILL	I
	85	SHIVAJI'S LADDER	I
	86	BIG CHOWK POINT	I
	87	LITTLE CHOWK POINT (SPHINX POINT)	I
	88	BIRDWOOD POINT	I
	89	PHANAS SPRING	I
	90	BIRDWOOD PATH	I
RAMBAUG ZONE	91	RAMBAUG POINT	I
	92	UKHLI SPRING	I
	93	GAYAN SPRING	I
	94	RAMBAUG PATH	I
	95	PARSEE CEMETERY	I
	96	HINDU CEMETERY	I
	97	MAHAR, MOCHI, BHANGI BURIAL GROUND	I
	98	MARATHA BURIAL GROUND	I
	99	MATHERAN RAILWAY	I

Sudhy Shivappa Jt. 31st Oct '99

For the progress of the Hill Station of the British era - the core development plan

Due to the constant flow of tourists there are chances of disturbing the environment and to stop this from happening a deep study has been conducted by Environmental Experts. They have developed a new concept of ECO TOURISM. This means Environment Friendly Tourism. If the plan is implemented through this, the experts feel that with a unique campaign, the environment could be protected.

Raigad District.

The Forest Department, Govt. of India has recognised the importance of this and has appreciated the unique idea to set-up the new plan. According to the Forest Department the existing plan will be practical for crowded places like hill stations, sanctuaries, forests, etc. To implement the aforesaid plan, the Forest Department has selected the hill stations in Raigad District, which are just 100 km. away from Mumbai city. Matheran was discovered by Mr. Mallet, Thane District Collector in the year 1902 of the British Era.

If Matheran is developed with the base of ECO TOURISM the concept will be beneficial for both, environment & tourism, as stated by Mr M G Gogate, Chief of Forest Protection Department.

This concept is also appropriate for KARNALAPANHALA & BORIVALI NATIONAL PARK along with MATHERAN. The project, based on this concept is prepared by Dr. Bharucha of Bharati Vidyapeeth. He asserts that this project can also be undertaken in other states to save the Flora and Fauna of the Western Ghats in Maharashtra. At the same time, giving unique pleasure of nature to the constant tourists is another aim of this project. In order to bring proper co-ordination between the forests and tourists, computer's will be used for this purpose for the first time in our country.

- The cost of this project at Matheran for Rs. 1,12,10,000/- is ready
- The project also includes an independent centre for 'Learning Nature' which will take care of the environment and it will cost approx. Rs 17.5 lakhs.

- There will be a Museum of forest animals and their life, a library brimming with books on forests habitation & environment, an audio video set giving detailed history of the tribals. A special garden will be built for children which will help them to be friendly with nature which they can enjoy with their parents.
- There will be a grove (VRIKSHAWATIKA) in which plants like orchids will be grown and it will cost Rs.9.5 lakhs alongwith Green house
- In order to solve the tourist accommodation problem, a nature friendly rest house will be built at Matheran wherein approx. 50 tourists can be accommodated at a time, which will cost Rs.9.20 lakhs.
- There will be special ponds and fountains for aquatic animals and it will cost Rs.12.8 lakhs
- The breathtaking points of Matheran will be protected with compound walls which will cost Rs. 22.4 lakhs.
- Rs.5.2 lakhs will be spent on fire protection and ambulance.
- A garden will be constructed for Forest habitants which will cost Rs.21 lakhs.

The whole plan will be implemented under the guidance of Environmental Experts and hence the concept of environmental protection through participation of tourists will take shape after its complete execution.

ZONE-WISE LIST OF GRADED BUILDINGS (PLOTS)

Note:

1. This List has to be referred to as the Principal List containing detailed information of all the buildings identified for Heritage Grading.
2. The identification of Zones is done for the locational reference of buildings and other listed features.
3. Further reference to "List Cards" applies for information on each building.

LIST OF GRADED BUILDINGS (PLOTS)

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)		
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.	
PANORAMA POINT	A01	155	5	MTDC LODGING AND BOARDING (DASTURI VILLA)	II - A	P,10-11		GOVERNOR OF BOMBAY	MTDC	RESI.	RESI. / L+B	2139.70	732.00	
	A02	118	4	MTDC HOLIDAY HOME (AMON BLOCKS 2)	II - B	N-O,11	30-Apr-1988	SHROFF GOVT. HOLIDAY CAMP (PWD)	MTDC	L+B	L+B	12430.70	484.95 + 844.05	
GARBUT POINT	B01	22	7	CHALET (W. HART'S)	II - A	O,12	30-Apr-2018	RAHIMATBAI ADAMJI PEERBHOY	MANSOOR JANI	RESI.	RESI.	21567.20	128.75	
	B02	97	6	AMAN LODGE	II - B	N-O,12	30-Apr-1988	BAI KULSUMBAI MOHD.ALI IBRAHIM	BAI KULSUMBAI MOHDALI IBRAHIM	RESI.	RESI.	6702.40	91.13	
	B03	70	8	GARBUT HALL	II - B	P,14	31-Jul-1969	GOVIND MAHADEV JUBALE	MOHAN MOTIRAM JAYKAR	RESI.	RESI.	16661.30	360.00	
HART POINT	C01	42, 43	13	RAJASTAN	II - B	L,11	26-Apr-1975	MEHER MANEKJI TARACHAND	MEHER MANEKJI TARACHAND	RESI.	RESI.	13658.20	173.45	
	C02	201	12	KASTURI VILLA	II - B	L,12	18-Jan-2010	S. K. SANGHANI	S. K. SANGHANI	RESI.	RESI.	1011.70	401.80 + 25.45	
	C03	202	11	HEMANTINI KUNJ (<i>Bo-Peep</i>)	II - B	L,12	18-Jan-2010	HEMANTINI BHATIA (PRANJEEVAN MAHADAVJI)	H. N. BHATIA	RESI.	RESI.	1108.80	216.55	
	C04	203	10	EMERALD BANKS	II - B	L,12	18-Jan-2010	MOHANDAR RAM CHANDER & SONS.	ANUP MEHTA	RESI.	RESI.	2696.50	449.82	
	C05	49	19	CRAIGIE BURN	II - A	J,10	31-Jul-1983	MOHANDAR RAM CHANDER & SONS.	BAI JERBAI HORMASJI MODI	RESI.	RESI.		311.00	
MALDUNGA POINT	D01	116	18	BELL VUE	II - B	J,11	30-Apr-1986	HAJI KASAM AAGBOTWALA	COURT RECEIVER HIGH COURT, MUMBAI	RESI.	RESI.	12338.50	1224.00	
	D02	11A	21	REDLANDS (<i>Redlands No.1</i>)	II - B	J,11	30-Apr-1976	MS.PERIN KEKASHRU ADENWALA	MS. PERIN KEKASHRU ADENWALA	RESI.	RESI.	13253.50	469.14 + 12.50	
	D03	11B	22	RUTLANDS (<i>Redlands No.2</i>)	II - B	J,12	30-Apr-1997	KALI SHAVAKSHA DINSHAW, ETC.	KALI SHAVAKSHA DINSHAW, ETC.	RESI.	RESI.	20032.00	571.50	
	D04	104	17	MARITIME HOUSE (<i>Altamount Lodge</i>)	II - B	K,12	30-Apr-1987	TRUSTEE, MERCHANT NAVY OFFICER'S FUND	TRUSTEE, MERCHANT NAVY OFFICERS FUND	RESI.	L+B	13057.20	484.06	
	D05	194	23	R.B.CURUMSEY DAMJEE AROGYA BHAVAN BUILDING NO. 1 (<i>Manek Lodge</i>)	II - B	J,12	7-Oct-2013	NARSIDAS JAYKISHANDAS SHROFF	NARSIDAS JAYKISHANDAS SHROFF	RESI.	RESI.	4046.90	282.75	
	D06	193	24	R.B.CURUMSEY DAMJEE AROGYA BHAVAN BUILDING NO. 2 (<i>Rukhan Lodge</i>)	II - B	J,12	7-Oct-2013	RAMBAHADURSHET KADAMSEE DAMJEE AROGYA BHUVAN TRUST, MUMBAI	KUNWARJI BASANJI TRUST	RESI.	L+B	3743.30	373.04	
	D07	192	25	KHATIJA LODGE	II - B	I,13	7-Oct-2013	HUSSAIN ADAMJI PEERBHOY	HUSSAIN ADAMJI PEERBHOY	L+B	L+B	3501.00	259.25	
	D08	41	20	ELPHINSTONE LODGE	II - A	I,12	30-Apr-1976	RUSTOM ADENWALA, ETC.	RUSTOM K. ADENWALA, ETC.	RESI.	L+B	146597.80	839.50	
	D09	40	26	CECIL HOTEL (<i>Granville Hotel</i>)	II - B	I,13	30-Apr-2021	KHODARAM SORAB IRANI	KHODARAM SORAB IRANI	RESI.	L+B	17806.20	2173.10	
	D10	103	28	SPENCER VILLA	II - B	I,14							731.50	
	D11	195	27	TOPIWALA BUNGALOW		I,13	2-Jul-2011	NARMADABAI S. DESAI	NARMADABAI S. DESAI	RESI.	RESI.	1264.70	232.50	
	D12	113	71	KHOJA SANATORIUM (<i>Gymkhana Hotel</i>)	II - B	F,15	30-Apr-1984	TRUSTEE.M.MOHD BHAI M. RAVJI, ETC.	TRUSTEE M.MOHD BHAI M.RAVJI, ETC.	L+B	SANATORIUM	32071.70	2468.00	

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)		
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.	
GALTI DARA	E01	160	39	RANCHHODAS AROGYA BHAVAN	II - B	K,13	28-Mar-2016	TRUSTEES OF HINDU SANATORIUM (THAKURDAS / MATHURADAS)	TRUSEES OFHINDU SANATORIUM (THAKURDAS /MATHURADAS)	SANATORIUM	SANATORIUM	4046.90	335.28 + 192.12	
	E02	188	37	SHALIMAR HOTEL	III	J,13	8-Jul-2011	IRA B. D'SOUZA	IRA B. D'SOUZA	L+B.	L+B	1264.70	383.95 + 75.30	
	E03	161	48	DAYANAND KUTI	II - B	J,14	14-Nov-2012	RANJITSINH L. KARA	RANJITSINH L.KARA	RESI.	RESI.	4935.70	357.37	
	E04	218	33	WOODLANDS HOTEL (<i>Bag-E-Shirin</i>)	III	I-J,14	30-Apr-2018	BLUE LINE ESTATE PVT. LTD.	BLUE LINE ESTATE PVT. LTD.	L+B	L+B	2023.40	397.59 + 26.00	
	E05	83	32	FERNWOOD	III	I,14	3-Feb-2014	TRUSTEES ARDESHIR FRAMROZE VAKIL (BLUE LINE ESTATE PVT. LTD.)	VITTHALBHA ZAVERI	TELEPHONE OFFICE	RESI.		7950.50	634.50
	E06	47	30	SETT VILLA	II - A	I,15	30-Apr-1984	JAL ARDESHIR MOOS	H. J. MOOS	RESI.	RESI.	16592.10	611.62 + 26.00	
	E07	235	42	VETERINARY HOSPITAL	III	J,14		MC MATHERAN JILLA PARISHAD PASHUCHIKITSALAYA	VRIJLAL VASANJJI	VETERINARY HOSPITAL	DHARAMSHALA	2478.80	103.12	
	E08	211	43	CUTCH COTTAGE	II - B	J,14	3-May-2010	SHANTILAL DHARAMSI THAKKAR	SHANTILAL DHARAMSI THAKKAR	RESI.	RESI.	1416.40	162.20 + 80.00	
	E09	212	44	TAYYAB COTTAGE	III	J,14		BAI HUSSAIN BAI, B. K. TAYYABALI	ASHAMBAI MOSHJI JAGMAG	RESI.	RESI.	1416.40	149.66	
	E10	213	45	NETER VILLA	III	J,14	3-May-2010	SARDAR SAYEDNA TAHER SAIFUDDIN	SARDAR SAYEDNA TAHER SAIFUDDIN	RESI.	RESI.	1416.40	234.50 + 168.60	
	E11	214	46	WOODSIDE HOTEL	III	J,14	3-May-2010	ANANT MAHADEV NERURKAR	ANANT MAHADEV NERUKAR	RESI.	L+B	1416.40	259.00 + 434.10	
	E12	186	51	KACHWALA COTTAGE	II - B	J,15	2-Jul-2011	SURENDRANATH SUNDERDAS JUNEJA	N.S. JUNEJA ETC.	RESI.	RESI.	3541.00		
	E13	185	52	NOOR COTTAGE	II - B	J,15	3-May-2010	ABID AHMEDALI LUKMANJI	ABID AHMEDALI LUKMANJI ETC.	RESI.	RESI.	1517.60		
	E14	184	53	LUCKY COTTAGE	II - B	J,15	3-May-2010	ASMABAI ABRAHIM KACHWALA	ASMABAI IBRAHIM KACHWALA	RESI.	RESI.	1517.60	382.37	
	E15	163	54	SUKAN VILLA	II - B	J,16	16-May-2011	TAYABALI MOHD.ALI CALCUTTAWALA	TAYABALI MOHD.ALI CALCUTTAWALA	RESI.	RESI.	1264.70	352.20	
	E16	162	55	VELKAR VILLA	II - B	I,16	16-May-2011	MORESHWAR VAMANRAO VELKAR	MORESHWAR VAMANRAO VELKAR	RESI.	RESI.	1833.30	275.92 + 122.70	
	E17	158	49	NEHRU BHAVAN (<i>Parsi Gymkhana</i>)	II - B	I,15		PRESIDENT,MATHERAN SP. WELFARE SCHEME	PRESIDENT, MATHERAN SP. WELFARE SCHEME	GYMKHANA	SCHOOL + WELFARE CENTRE		514.99	
	E18	198	56	HONEY COMB	III	I,15	16-May-2011	EASTERNBANK TRUSTEE & EXECUTIVE CO.	EASTERNBANK TRUSTEE & EXECUTIVE CO.	RESI.	RESI.	1011.70	219.35	
PORCUPINE POINT	F01	34	79	WOODLANDS	II - A	C,13	7-Feb-2014	RUSTOM MINOCHER GANDHI	RUSTOM MINOCHER GANDHI	RESI.	RESI.	11427.70	817.70	
	F02	33	80	MT. PLEASANT	II - A	C,14	31-Aug-1988	MANORANJAN NANDLAL AMERSEY	MANORANJAN NANDLAL AMERSEY	RESI.	RESI.	20124.90	591.96 + 71.75	
	F03	44	81	MALDUNGA HOUSE	II - A	C,14-15	3-Feb-2014	B.D.AVATARAMANI	B.D.AVATRAMANI (BHARAT PETROLEUM)	RESI.	L+B	17199.20	696.49	
	F04	50	83	WEST VIEW	II - B	B,15	30-Apr-2022	TIME AND TALENTS CLUB	TIME & TALENTS CLUB	RESI.	RESI.	17505.00	429.19	
	F05	208	78	BATLIBOI HOUSE	II - B	D,16	10-Dec-2013	SHIAMAK BATLIBOI	SILA B. BIRDIE	RESI.	RESI.	2681.00	266.75	
	F06	53	77	MT. ERIC	III	D,16	30-Apr-2021	SERENABAI N.G. DADI, ETC.	SERENABAI N.G. DADI, ETC.	RESI.	RESI.	32982.00	465.85	
	F07	216	76	DULCI DOMUM	II - B	D-E,16	16-May-2011	FAROHER INVESTMENT & TRADING	MEHRE BOS DANGORE	RESI.	RESI.	4122.70	539.00	
	F08	210	75	JAIN MANDIR (<i>Dil Khush</i>)	III	E,16	16-May-2011	KANTILAL MAGANLAL	KANTILAL MAGANLAL	RESI.	TEMPLE + RESI	2276.40	398.75	
	F09	27	97	THE LILY	II - B	E,17	30-Apr-1984	LALITA LAKHACHAND GULABCHAND	KAUSHIK DAMANIA	RESI.	RESI.	16705.80	550.25	
	F10	17	98	NAIMISHARANYA (<i>St. Elmo</i>)	III	E,17	30-Apr-2020	BHARATIYA VIDYABHAVAN (MUMBAI) EXECUTIVE SECRETARY	BHARATIYA VIDYABHAVAN(MUMBAI) EXECUTIVE SECRETARY	RESI.	RESI.	17022.10	806.11	
	F11	23A	95	KRISHNA BHAVAN	III	E,17	31-Jul-1981	GOVIND DINKAR PARANJPE	SHRIKANT PARANJPE	RESI.	RESI.	6702.60	393.75	
	F12	52	94	BOMBAY VIEW	II - B	E,18	31-Jul-1980	KHODARAM SORAB IRANI	SARLABEN KANHAIYALAL PANDYA, KALUBAI PANDYA	RESI.	L+B	18919.10	864.25	

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
ARTIST POINT	G01	106	70	SETH MANSUKHLAL AROGYA BHAVAN (Rose Hill)	II - B	F,16	30-Apr-1985	SUSHILABAI BAPMAN, ETC.	SUSHILABAI BAPMAN, ETC.	RESI.	SANATORIUM	24078.80	484.11
	G02	37	68	CAMBRIDGE LODGE	II - B	F,16-17	30-Apr-1997	RAZIA NOORMOHD. BAIG MOHD., ETC	RAZIA NOORMOHD. BAIG MOHD., ETC.	RESI.	RESI.	20664.30	965.32
	G03	21A	65	ACC LODGE (Pinto Lodge)	II - B	G,16	19-May-2013	NATWARLAL RAMDAS	NATWARLAL RAMDAS	RESI.	CORPORATE GUEST HOUSE	7469.00	703.16
	G04	21	64	STEARNS COTTAGE	II - B	H,16	19-May-2013	ARDESHIR JEHangIR WADIA, ETC.	ARDESHIR JEHangIR WADIA, ETC.	RESI.	RESI.	9905.00	809.34
	G05	46	58	SPRING WOOD (Barry Villa)	II - B	H,15-16	30-Apr-1967	KHARSEJI NASARBALAJI JAMSHETJI DADI	KHARSEJI NASARBALAJI JAMSHETJI DADI	RESI.	RESI.	7891.40	992.48
	G06	138	59	EDEN HALL	II - B	H,16	30-Apr-2021	DAISY J. VAJIFDAR	J.P.VAJIFDAR	RESI.	RESI.	5058.60	457.41 + 90.71
	G07	183, 182	60, 61	PREETI HOTEL	II - B	H,16-17	29-Dec-2009	VANITA VASANT SHINDE	VANITA VASANT SHINDE	RESI.	L+B.	2453.40 + 2074.10	310.50 + 270.12 +303.75
	G08	181	63	VINAYAK ASHRAM	III	H,17	29-Dec-2009	GAJANAN VINAYAKRAO VELKAR	C.G.VELKAR	RESI.	RESI.	2200.50	199.00
	G09	28	69	HOTEL ASHOK (Beehive)	II - B	F,16	30-Apr-1984	SITADEVI MAGANLAL PUROHIT	AJITBHAI PUROHIT	RESI.	L+B	17983.20	965.73 + 653.87
BAZAAR	H01	BP 218	57	GOVT. GODOWN	III	H,16	25-Mar-1988	ANJUMAN ISLAM	ANJUMAN ISLAM	RESI. + GODOWN		7663.80	379.00
	H02	244	112	STATE BANK OF INDIA HOLIDAY HOME	II - B	H,17	31-Jul-1975	STATE BANK OF INDIA HOLIDAY HOME	STATE BANK OF INDIA HOLIDAY HOME	GUEST HOUSE	GUEST HOUSE	4046.90	224.08
	H03	BP 242 BP 243	114 113	DIWADKAR LODGING AND BOARDING	III	H,17	31-Jul-1986	SHANTARAM Y. DIWADKAR	SHANTARAM Y. DIWADKAR	L+B	L+B	531.70	270.00 + 492.50
	H04	BP 9	118	HOTEL PRASANNA	II - B	H,18	31-Jul-1980	NOSHIR JEHangIR IRANI	G. S. SHINDE	RESI.	L+B	991.60	380.43
	H05			RAILWAY REST HOUSE	II - B	H,18		MATHERAN RAILWAYS	MATHERAN RAILWAYS	L+B	L+B		
	H06			RAILWAY STATION AND ANCILLARY STUCTURES	II - B	H-I,18		MATHERAN RAILWAYS	MATHERAN RAILWAYS	RAILWAY STATION	RAILWAY STATION		
	H07	BP 178B BP 178A	155 154	YASHODA BHUVAN - VAIDYA PHOTO STUDIO	III	H,18	13-Mar-1992	RAMCHANDRA SAHASRABUDDHE	RAMCHANDRA SAHASRABUDDHE	RESI.+ SHOP	RESI. + SHOP	464.30	203.00
	H08	BP 189	153	SAIHIT GUESTHOUSE	II - B	H,18	31-Jul-1991	RAMKISHANDAS K. AGARWAL	RAMESH MORARJI SHAH	RESI.	L+B	3413.10	315.81
	H09	BP 8	157	UNION BANK	III	H,18	31-Jul-1980	YASHWANT S. DIWADKAR	UNION BANK OF INDIA	LAUNDRY + RESI	BANK	624.90	181.75
	H10	BP 166 BP 167	160 161	RAM MANDIR	II - B	H,18-19		SHRI. LAXMINARAYAN MANDIR CHARITABLE TRUST	SHRI. LAXMINARAYAN MANDIR CHARITABLE TRUST	TEMPLE	TEMPLE	1947.00	239.00
	H11	BP 12B	164B	SNOW WHITE LAUNDRY	III	H,19	31-Jul-1980	KONDIRAM VITTHAL BHOSALE	KONDIRAM VITTHAL BHOSALE	LAUNDRY	RESI. + SHOP	355.10	207.75
	H12	143A	166	HOTEL ALANKAR (ROSE VILLA)	III	H,19	31-Jul-1970	ANTHONY THEODAR D'SOUZA	ANTHONY THEODAR D'SOUZA	RESI.	RESI. + SHOP	1038.00	679.92
	H13	143	165	PHILLIPS CLUB HOLIDAY HOME (BAKE VILLA)	II - B	H,19	31.7.1970	ANTHONY THEODAR D'SOUZA	TONNY D'SOUZA	RESI.	L+B	1011.70	258.00
	H14	BP 19	295	KUSHAL NIKETAN (PHATAK STUDIO, SHINDE ART SHOP, ETC.)	III	H,19	31.7.1970	TENANTS - SHINDE, BHAGDE, GUPTA, HANUMANT, ANANDA	R. R. PANDIT	RESI.+ SHOP	RESI.+ SHOP	477.40	321.04
	H15	BP 24	290	SACKWILL / KETKAR RESTAURANT	III	H,19	31-Jul-1984	YASMIN SAKLATWALA	RAMESH P. TAWADE	RESI. + RESTAURANT	RESI. + RESTAURANT	374.60	217.50
	H16	BP 168	168	MOSQUE	II - B	H,19	31-Jul-1984	TRUSTEE OF MASHID- AHMED HASSAN MUJAVER	TRUSTEE OF MASHID- AHMED HASSAN MUJAVER	MOSQUE	MOSQUE	1273.40	234.75
	H17	BP 7	169	KHAN'S HOTEL	II - B	H,19	31-Jul-1980	IBRAHIM ASHRAF KHAN	IBRAHIM ASHRAF KHAN	L+B	L+B	3066.10	668.50
	H18	BP 18	171	RUCHA HOTEL	III	H,19-20	30-Apr-1982	M. D. JAPETH	SARLABEN K. PANDYA	L+B	L+B	940.60	101.16 + 254.84

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
BAZAAR	H19	BP 231	172	HUTATMA KOTWAL VYAYAM MANDIR	III	H,20	31-Jul-1986	SEC. HINDUSTAN GYMNASIUM	SEC. HINDUSTAN GYMNASIUM	GYM	GYM	690.40	71.25
	H20	BP 232	173	BEJONJEE S. CHENOY MUNICIPAL ASSEMBLY HALL	III	H,20		PRESIDENT MATHERAN MUNICIPALITY	MATHERAN NAGAR PARISHAD	PUBLIC HALL	PUBLIC HALL	787.80	150.00
	H21	BP 179	174	GOOLRAJ SINGHANEER MARATHI VERNACULAR SCHOOL	II - B	H,20		CHAIRMAN SCHOOL BOARD COLABA	NAGARPARISHAD MARATHI SCHOOL	SCHOOL	SCHOOL	3718.30	462.37 + 430.63
	H22	150	175	PUSHP KUNJ (VICTORIA LODGE)	II - B	H,20	30-Apr-1985	MAHINDRA UJIN STEEL, MUMBAI	MAHINDRA AND MAHINDRA	RESI.	L+B.	2478.00	413.05
	H23	BP 176	178	LIBRARY	II - A	H,21		MATHERAN NAGAR PARISHAD	MATHERAN NAGAR PARISHAD	LIBRARY	LIBRARY	2038.00	200.00
	H24	BP 169, BP 170	288, 287	KAPADIA MARKET	II - B	H-1,19	31-Jan-1948	MATHERAN NAGAR PARISHAD	MATHERAN NAGAR PARISHAD	MARKET	MARKET	5120.8 +374.60	1600 +105.50
	H25	BP 6	284	ABDUL REHMAN ALI HOUSE	III	H,20	31-Jul-1980	ABDUL HAMID TAHER MAHMUD	ABDUL REHMAN ALI MOHAMED	RESI.	L+B	910.50	428.62
	H26	BP 172	283	POST OFFICE	II - B	H,20		GOVT. OF MAHARASHTRA	GOVT. OF MAHARASHTRA	POST OFF.	POST OFF.	2124.60	486.00
	H27	BP 173	282	TELEPHONE EXCHANGE	III	H,20		GOVT. OF MAHARASHTRA	GOVT. OF MAHARASHTRA	TELE. EXCH.	TELE. EXCH.	1264.70	165.25 + 41.00
	H28	BP 5	281	GARBUT VIEW	II - B	H,20	31-Jul-1980	FRAMROSE BEJONJI HODIWALA	FRAMROSE BEJONJI HODIWALA	RESI.	RESI.	1789.30	297.83
H29	BP 4	280	HOTEL LAXMI	II - B	H,21	31-Jul-1980	RATILAL BHULAKHIDAS MEHTA	HARIHAR RATILAL MEHTA	L+B	L+B	3743.30	253.50 + 405.50	
LOUISA POINT	J01	29	84	EWART LODGE	III	B,16	30-Apr-2019	RUSTOM MERWANJI SHET	ALUKBHAI KEKI DADISHET	RESI.	RESI.	9535.00	616.22
	J02	66A	86	SUNDER VILLA (<i>Bombay Villa</i>)(A)	II - B	D,17	30-Apr-1958	SHARADA RAMKRISHNA PANDIT	DR.VASANT KUMAR PANDIT	RESI.	L+B	5776.80	775.25
		66B	87	SUNDER VILLA (B)		D,17	31-Jul-1988	DR.VASANT KUMAR PANDIT		RESI.	RESI.	5215.00	778.16
	J03	151	88	GREEN WOOD	III	D,18	30-Apr-1986	DADI ARDESHIR GANDHI	DADI ARDESHAR GANDHI	RESI.	RESI.	13220.20	512.87 + 93.50
	J04	152	89	KHUSHROO LODGE	II - B	D,18	30-Apr-1986	ANANT SHERGIRI STHALEKAR	VIJAY KANODIA	RESI.	L+B	7238.50	496.66
	J05	18	130	ROBERTSON'S BUNGALOW	II - A	D,19	30-Apr-1983	ANNASAHEB/SHRIKANT BHALEKAR	JAYANTILAL VIKRAMSINGH	RESI.	RESI.	28935.10	596.14
	J06	61	131	BELLA VISTA	II - B	D-E,19	30-Apr-2018	ERACH J. NARIMAN	HOSI J.D. NARIMAN	RESI.	RESI.	12241.00	612.25
J07	45	132	RUBY HALL	II - B	D,20	30-Apr-2020	BABUBHAI SABALCHAND	JITENDRA BABUBHAI SABAL CHAND	RESI.	RESI.	6070.30	628.00	

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
RUGBY	K01	15B, 15A	99, 100	READYMONEY LODGE	II - A	F,17	30-Apr-2018	LADY JINOHIRJI JEHangIR	LADY JINOHIRJI JEHangIR	RESI.	RESI.	14857.50 + 8294.10	695.00 + 146.00
	K02	13A	102	SEA VIEW	II - B	F,18		GOVT.	POLICE WIRELESS CENTRE	GOVT. OFFICE	RESI.	10055.00	670.54 + 168.82
	K03	164	93	VILLA PORT	II - B	E,18-19	15-Apr-2011	TRUSTEE KESHAVRAO BALKRISHNA VASUDEV	SUMANT VASUDEV	RESI.	RESI.	2934.00	456.52
	K04	207	92	SOMERSET	III	E,19	15-Apr-2011	PESHOTAN K. COOPER	DINAZ COOPER	RESI.	RESI.	1188.80	311.87
	K05	13	103	TOUR PETIT (<i>Walker's Cottage</i>)	II - A	E-F,19	30-Apr-2013	N. H. SETHNA, ETC.	N. H. SETHNA, ETC.	RESI.	HOLIDAY CAMP	14492.80	1436.47
	K06	20	106	CHURCH OF ENGLAND	II - A	G,19		THE BOMBAY DIOSESSION TRUST, CALCUTTA	THE BOMBAY DIOSESSION TRUST, CALCUTTA	DILAPIDATED	CHURCH	24176.70	275.00
	K07	12	108	RUGBY HOTEL & RUGBY ANNEXE	II - A	G,17	30-Apr-1996	NADIR B. CHINYOY	THACKER HOLDING P. LTD.	L+B	L+B	35776.90	331.00
		16	109			G,18	30-Apr-1994					15618.30	2899.59
		220	66			G,16-17	30-Apr-2021					4394.60	809.34 + 60.91
	K08	19	125	GOVT. REST HOUSE (<i>Mount Bungalow</i>)	II - B	G,19		P.W.D.	GOVT OF MAHARASHTRA	L+B	L+B	19121.40	697.50
	K09	62	125	GULNAR COTTAGE	II - B	G,20	31-Mar-2015	H. BHARUCHA TRUST	H. BHARUCHA TRUST	RESI.	RESI.	14168.10	368.75 + 142.75
	K10	135	125	MATRU SMRITI	III	G,20	31-Mar-2015	M/S GARDEN RESORTS PVT. LTD.	M/S GARDEN RESORTS PVT. LTD.	RESI.	RESI.	5651.20	182.75
	K11	180	125	LAXMI VILLA	III	H,17	29-Dec-2009	LALITA B. WAGH	SHEKHAR B. WAGH	RESI.	RESI.	1236.60	163.40
	K12	179	125	KRISHNA VILAS - DIWADKAR HOTEL ANNEXE	III	H,17	29-Dec-2009	BASSANJI PURUSOTTAM	N.B. PURSHOTTAM	RESI.	L+B	1781.00	310.00 + 30.00
	K13	178	125	PANORAMA HOTEL (<i>Meher Villa</i>)	III	H,18	29-Dec-2009	BIPIN MADHUSUDAN MORJARIYA	BIPIN MADHUSAN MORJARIA	RESI.	L+B	2634.10	439.79 + 628.01
	K14	177	125	GULSHAN HOTEL	II - B	H,18	29-Dec-2009	MANILA R. COOPER	MANILA R. COOPER	L+B	L+B	2431.50	359.52
	K15	175	125	MEGHDOOT HOTEL (<i>Adam Villa</i>)	II - B	H,18-19	29-Dec-2009	AJIT L. DABE	AJIT L. DABE	L+B	L+B	2352.20	510.75 + 90.45
	K16	174	125	SONAM HOTEL (<i>Nandanvan</i>)	III	H,19	12-Dec-2009	MOHMAD ISAQ ABDUL	MOHMAD ISAQ ABDUL	BANK	RESI.	1268.70	168.75 + 123.50
	K17	173	125	MACKY LODGE	III	H,19	12-Dec-2009	GANGADHAR MURJILAL TOLANI	CHANDAR V. GODHANI	RESI.	RESI.	1608.20	202.34
	K18	171	125	SAHEBAN HOUSE	III	H,19	29-Dec-2009	ABDUL HAMID TAHER MAHMUD	JAMIR SAID KAZI	L+B	L+B	1492.00	237.62 + 135.62
	K19	170	125	LUCKY LODGE	II - B	H,19	29-Dec-2009	TARACHAND LAXMICHAND KOTHARI	TARACHAND LAXMICHAND KOTHARI	RESI.	RESI.	1454.30	229.45
	K20	169	125	HYDRI COTTAGE	II - B	H,20	29-Dec-2009	FIDA HUSSAIN ABDULBHAJ	FIDA HUSSAIN ABDULBHAJ	RESI.	L+B	1972.00	228.68 + 20.00
	K21	168	125	HOTEL KARACHI (<i>Adam Lodge</i>)	III	H,20	29-Dec-2009	KISHORI GOPALKRISHNAN	KANTADEVA BALCHANDANI	RESI.	L+B	2158.00	233.25 + 516.00
K22	63B	125	PREMDEEP RESORTS (<i>The Palms</i>)	III	H,20	30-Apr-1983	PRAMILA PRADEEP RAUT	PRAMILA PRADEEP RAUT	L+B	L+B	1805.20	510.00 + 268.75	
K23	63A	125	RIVIERA HOTEL	II - B	G-H,20-21	30-Apr-1983	DIABEN ISHWARLAL SHARMA	DIABEN ESHWARLAL SHARMA	L+B	L+B	8397.20	1619.58 + 401.92	

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
BRIGHTLANDS	L01	32B, 32A	125	KEEPSAKE	II - B	C-D,22	30-Apr-1983	DR. K.R.PANDIT	DR. K. R. PANDIT	L+B	L+B	14944.00	348.37 + 726.19
	L02	217	125	SETHNA COTTAGE	III	D,21	18-Jan-2011	JHAVER BROS. & CO. PVT. LTD.	KISHOR JHAVERI	RESI.	RESI.	3163.30	419.75
	L03	26	125	MADHU'S FOREST LODGE	II - B	D,21	13-Jul-1997	MADHU NIRANJAN VIRBHADRA SINGH	MADHU NIRANJAN VIRBHADRA SINGH	RESI.	RESI.	21768.40	814.25
	L04	205	125	EVERGREEN	II - B	D,20	26-Dec-2010	KHORSHEDE F. BHIWANDIWALA	KHORSHEDE F. BHIWANDIWALA	RESI.	RESI.	1711.50	277.77
	L05	284	125	SUMATI VILAS	III	D,20	13-Jul-1978	R. H. PANDIT	R. H. PANDIT	L+B	L+B	2073.60	442.21 + 64.54
	L06	10	125	THE HERMITAGE	II - B	D-E,20	30-Apr-1979	OFFICIAL TRUST OF BOMBAY	OFFICIAL TRUST OF BOMBAY	RESI.	L+B	2762.50	885.95
	L07	38	125	MARIA COTTAGE	II - B	E-F,20	31-Jul-1975	J. K. J. MODI	BACHUBHAI BRAHMABHATT	RESI.	RESI.	21751.90	898.73
	L08	54A/3, 54A/1, 54A/2	125	HOTEL BRIGHTLANDS <i>(The Wilderness)</i>	II - B	F,20-21	30-Apr-1983	BAHADUR RATANSHA DASTUR	BAHADUR RATANSHA DASTUR	RESI.	L+B	19851.20 + 4140.30 + 2185.10	(993.00 + 112.50) + 647.82 + (510.75 + 35.00)
	L09	54B	125	ROSHAN VILLA <i>(Burnside)</i> AND HOTEL PRASHANT	II - B	F,21	30-Apr-1984	BAI SABUN SIDDIK SULEMAN	BAI SABUN SIDDIK SULEMAN	RESI.	RESI. / L+B	3439.80	967.40 + 64.00
	L10	167	125	SAIFEE LODGE	II - B	F,19	3-May-2010	SHAMIM T. TAYYABI	SHAMIM T. TAYYABI	RESI.	RESI.	2402.80	330.70 + 10.50
	L11	165	125	YAHYA VILLA	II - B	F,19	3-May-2010	SHABBIR YAHYABHAI KACHWALA	SHABBIR YAHYABHAI KACHWALA	RESI.	RESI.	1661.40	360.37 + 134.38
	L12	166	125	GIRI KUNJ	II - B	F,20	3-May-2010	SHAHEDA Y. KACHWALA	SHAHEDA Y. KACHWALA	RESI.	RESI.	1719.90	287.62 + 105.00
	L13	39	125	PRABAL HOUSE	II - B	F,20	30-Apr-1984	SHORAB K. AKLESH	PILOO F. RICHARDSON	RESI.	RESI.	15985.10	690.00
	L14	75	125	GUJRAT BHAVAN <i>(Arnold Lodge)</i>	II - B	G,21	30-Apr-2018	PANKAJ J. DUBAL	UMESH J. DUBAL	RESI.	L+B	7284.30	714.86 + 200.09
	L15	36	125	GULMOHOR HOTEL <i>(Kalyandas Lodge)</i>	II - B	F-G,21	31-Jul-1968	SARASWATI R. KELKAR	MADHUKAR ATMARAM PATIL	RESI.	L+B	25697.60	581.94 + 164.71
	L16	78	125	HOTEL ANAND RITZ <i>(Sunny Side)</i>	II - B	G,21-22	30-Apr-2016	RAVINDRA G. PALEKAR	RAVINDRA G. PALEKAR	RESI.	L+B	8903.10	834.00 + 683.84
	L17	9	125	REGAL HOTEL	II - B	G-H,21	20-May-1996	DIABEN ESHWARLAL SHARMA	DIABEN ESHWARLAL SHARMA	L+B	L+B	13658.00	2691.26
	L18	77	125	HOPE HALL	II - B	H,21-22	30-Apr-2016	ANNIE THERESA BAZ	ANNIE THERESA BAZ	L+B	L+B	8599.00	1026.73
	L19	224	125	POLICE STATION	III	G,21-22		GOVT. (POLICE DEPT)	GOVT. (POLICE DEPT)	POLICE STN.	POLICE STN.	8751.40	836.02 + 135.98

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
CHARLOTTE LAKE	M01	84	125	BARR HOUSE	II - A	D,22	30-Apr-1984	ARDESHAR B. DUBASH	ARDESHAR B. DUBASH	RESI.	RESI.	22005.50	1360.31
	M02	86	125	PWD REST HOUSE	II - B	D-E,21-22		GOVT. (PWD)	GOVT. (PWD)	L+B	L+B	13816.20	415.55
	M03	55	125	SATYA NIVAS (<i>Capriera</i>)	II - B	F,21-22	30-Apr-1984	DHARAMDAS SAMALDAS KAMLAVATI DHARAMDAS	DHARAMDAS SAMALDAS KAMLAVATI DHARAMDAS	RESI.	RESI.	10447.40	525.90
	M04	79	125	WEST END HOTEL (<i>Alladin Lodge</i>)	II - B	F-G,22	30-Apr-1985	JERBAI UMRIGAR	A. GODINO	RESI.	L+B	6879.70	877.19
	M05	74	125	SURUCHI REDWOOD RESORT (<i>Silvan Hotel, Mary Lodge</i>)	III	G,22	30-Jul-1980	FRANCIS V. D. SAVIOUR	AHMED HAJI RAZAK KUDIA	RESI.	L+B	5444.90	592.81
	M06	137, 137A	125	R.C. CHURCH AND CEMETRY	II - A	G,22		ARCHBISHOP BOMBAY	ARCHBISHOP BOMBAY	CHURCH	CHURCH	2163.30 + 2163.20	527.92 + 10.12
	M07	225	125	PWD STORE	III	G,23		PWD	PWD	PWD STORE	PWD STORE	2428.10	307.62
	M08	157	125	MANIBHAI DHARMALAYA - SHIV TEMPLE	III	F,23		TRUSTEE SHIVMANDIR	TRUSTEE SHIVMANDIR	TEMPLE	TEMPLE	3844.50	514.02
	M09	92	125	THE BANK OF INDIA HOLIDAY HOMES (<i>The Dell</i>)	II - B	F,22-23	30-Jul-1983	SALIM JAFERALI RAHIM	SALIM JAFERALI RAHIM	RESI.	L+B	20234.30	534.37
	M10	80A	125	HOTEL LAKE VIEW (<i>Clarendon Villa</i>)	III	F,24	30-Apr-1985	JAYSINGHRAO SHANKARRAO JAGDALE	JAYSINGHRAO SHANKARRAO JAGDALE	RESI.	L+B	4401.40	460.50 + 127.50
	M11	287	125	CHARLOTTE LAKE AND POWER HOUSE		C,23		GOVT.	P. W. D.		POWER HOUSE & GUEST		
BYKE	N01	BP 1	125	VIDEO PARLOUR	II - B	H,21	31-Jul-1980	JERBAI JEHangIR MISTRY	JERBAI JEHangIR MISTRY	SHOP+ RESTAUARNT	SHOP	2706.40	573.56
	N02	144, 145	125	LORDS CENTRAL HOTEL	II - A	H,21	31-Mar-1973	BAPAI S. H. LORDS	BAPAI S. H. LORDS	L+B	L+B	893.50 + 3386.90	424.46 + 796.43
		BP 13	125	LORDS CENTRAL HOTEL	II - A	H,21	31-Jul-1980	BAPAI S. H. LORDS	BAPAI S. H. LORDS	L+B	L+B	584.10	343.35
	N03	24	125	BOMBAY HOUSE HOLIDAY HOME (<i>Sands House</i>)	II - B	H,22	6-May-1975	M/S. TATA SERVICES	M/S. TATA SERVICES	RESI.	L+B	13860.50	774.75
	N04	153A	125	B.J. HOSPITAL	II - A	G,23		PRESIDENT MATHERAN MUNICIPALITY	PRESIDENT MATHERAN MUNICIPALITY	HOSPITAL	HOSPITAL	7336.20	948.17
	N05	153B	125	SUPT'S. OFFICE	II - B	G,23		GOVT.	GOVT.	RESI.	RESI.	10267.70	1393.89
	N06	4	125	WALLACE BUNGALOW	II - B	H,23	30-Apr-1981	M/S. WALLACE & CO.	M/S. WALLACE & CO.	RESI.	RESI.	21246.00	315.50
	N07	147	125	KEKI LODGE (<i>Kitty Lodge</i>)	II - B	G,24	31-Jul-1986	JEHangIR KAIKHUSHROO MARKER	SHAHRUKH FAROKH MARKER	RESI.	RESI.	4932.10	454.85 + 588.16
	N08	3	125	HOTEL BYKE (BYKE BUNGALOW)	II - A	G-H,24	19-Feb-1996	VINAYCHAND KOTHARI (HOTEL RELAX-INN MANAGING DIRECTOR)	VINAYCHAND KOTHARI (HOTEL RELAX-INN MANAGING DIRECTOR)	RESI.	L+B	28024.50	2682.93
	N09	219	125	NERAL VILLA	II - B	H,24	5-Feb-1978	M/S. THAKAR RANCHODDAS KANJI (TRUST)	M/S. THAKAR RANCHODDAS KANJI (TRUST)	RESI.	L+B	3844.50	629.88 + 17.87
	N10	67	125	GIRIVIHAR HOTEL (<i>Clarendon Hall</i>)	II - B	F-G,24	30-Apr-1984	EILEEN D'SOUZA	UDAY S. ACHARYA	L+B	L+B	9761.00	1351.00
	N11	2A, 2B	125	PARADISE LODGE	II - A	G,25	11-Apr-1996	ALI MOHAMED KASAM	ALI MOHAMED KASAM	RESI.	RESI.	8801.90	(109.13 + 63.67) + (538.46 + 79.04)
	N12	24	125	BOMBAY DYEING HOLIDAY HOME	II - B	G,24	11-Apr-1996	SCHOLL INVESTMENTS LTD.	BOMBAY DYEING	L+B	L+B	9611.30	
	N13	69	125	HOTEL SHIRIN (<i>Benedict Lodge</i>)	II - B	F-G,24	30-Apr-1983	FRAMJI H. COMMISARIATEWALA	ALISSET DEEPAKWALA	RESI.	RESI.	2460.80	468.50 + 310.13
	N14	25A	125	ROSE COTTAGE	III	F-G,25	31-Jul-1976	JANBAI HAJI SAKUR	JANBAI HAJI SAKUR	RESI.	RESI.	2630.50	522.25
	N15	25	125	MANECKLAL TERRACE (<i>Terrace Cottage / Bhatia Sanatorium</i>)	II - B	G,25	1-Mar-2003	BAI AJAMBAL MANEKLAL	BAI AJAMBAL MANEKLAL	L+B	L+B	14265.20	117.90 + 44.60
N16	99	125	HOTEL ALEXANDER (<i>Jubilee Lodge</i>)	II - B	H,24-25	4-Feb-1975	RAMESH NANALAL KOTHARI	SHRENIKBHAI J. SHAH	L+B	L+B	14012.30	697.30 + 428.10	

ZONE NAME	REF. NO.	PLOT NO.	C.S. NO.	NAME OF STRUCTURE	GRADE	GRID CO-ORD.	LEASE EXPIRY	OWNER		USE		AREA (SQ.M.)	
								PAST	PRESENT	PAST	PRESENT	PLOT	B.U.A.
DANGER PATH	P01	236	125	PISARNATH MANDIR	II - B	C,23		TEMPLE TRUSTEES	TEMPLE TRUSTEES	TEMPLE	TEMPLE	1011.70	225.75
	P02	82	125	WEST GRANGE	II - B	C,24	20-Jan-2014	DINSHAW CAWASJI UMRIGAR	DINSHAW CAWASJI UMRIGAR	RESI.	RESI.	16550.00	492.56
	P03	6	125	FOUNTAIN LODGE	II - B	D,25	30-Apr-2018	FOUNTAIN INVESTMENTS P. LTD.	SUSHILKUMAR PREMCHAND	RESI.	RESI.	40569.80	1181.25
	P04	5	125	CUTCH CASTLE	II - B	D,26	30-Apr-1984	FRAMROSE PESTONJI IRANI	FRAMROSE PESTONJI IRANI	RESI.	RESI.	16389.80	806.02 + 126.10
	P05	7	125	BYRAMJI HOUSE	II - B	D,27	20-Apr-1998	JAMSHED J.R.B. JEEJEEBHOY	JAMSHED J.R.B. JEEJEEBHOY	RESI.	RESI.	23800.60	1352.05 + 12.70
	P06	8	125	GULESTAN	II - A	D,27	30-Apr-1985	DARABSHA B. CURSETJI	DARABSHA B. CURSETJI	RESI.	RESI.	18210.90	1622.00 + 152.00
	P07	136A	125	SHARDA VILLA (<i>Scottish Orphanage</i>)	III	D,28		V. R. PANDIT	KRISHNAKUMAR PANDIT	L+B	L+B	17902.00	872.91 + 287.84
	P08	135B	125	INDU KUTIR	III	D,28	30-Jul-1986	B. N. PURANDARE		RESI.	RESI.	16817.00	203.17 + 20.33
	P09	57	125	THE HOMESTEAD	II - B	D,29		LADY NAVAJBAI RATAN TATA	LADY NAVAJBAI RATAN TATA	RESI.	RESI.	21833.80	785.09
	P10	58	125	SHERA COTTAGE	III	D,30	30-Apr-1988	HAJI MOHAMED RASHID BIN	MOHAMED RASHID JITEKAR	RESI.	RESI.	7060.70	385.49 + 25.76
	P11	59	125	BELVEDERE	II - B	D,30	30-Apr-1988	NARIMAN M. DOCTOR	NARIMAN M. DOCTOR	RESI.	RESI.	10831.40	350.32 + 415.68
OLYMPIA	Q01	91	125	ANNIE VILLA	II - B	F,25	30-Apr-1988	PRANLAL DEVKARAN NANJI	NIRMAL NANJI	RESI.	RESI.	5616.30	397.50 + 93.15
	Q02	87	125	WADIA LODGE	II - B	F-G,26	30-Apr-1965	NASARBANJI JAMSHEDJI DADI	HOMI K. N. DADI	RESI.	RESI.	27804.30	777.25
	Q03	1	125	SARASWATI MANDIR SCHOOL (<i>Castle Hill and Bascobel</i>)	II - B	G,26-27	31-Dec-1965	JAMSHEDJI TATA	MANAGING TRUSTEE GAVANKAR EDUCATIONAL TRUST, MUMBAI	SCHOOL	RESI.	14898.10	1393.90
	Q04	73	125	FLORENCE LODGE	III	F,26	30-Apr-1983	PILOO D. SIDHWA	PILOO D. SIDHWA	RESI.	RESI.	19323.80	715.72
	Q05	81	125	MT. PABNEY	II - B	G,27	30-Apr-1986	PILOO D. SIDHWA	PILOO D. SIDHWA	RESI.	RESI.	1592.80	650.50
	Q06	88A	125	KASTUR KUNJ (<i>Atkinson Villa</i>)	II - B	E,27	3-Apr-1984	LALCHAND HIRACHAND	LALCHAND HIRACHAND	RESI.	RESI.	18615.60	837.80 + 83.95
	Q07	88	125	UNDERWOOD LODGE (<i>Hon. Birdwoods House</i>)	II - B	E,27	30-Apr-1954	MANEK SHIAVAK KARANJIA	MANEK SHIAVAK KARANJIA	RESI.	RESI.	19474.20	968.88
	Q08	95	125	SHANTI KUNJ (<i>Ibrahim Lodge</i>)	II - B	E,28	30-Apr-1956	SURYAJI VALLABHDAS	SURYAJI VALLABHDAS	RESI.	RESI.	8906.60	594.94
	Q09	107	125	PASTA HOUSE	II - A	F,27	30-Apr-1989	JAMNABAI PURSHOTTAM ASHAR	JAMNABAI PURSHOTTAM ASHAR	RESI.	RESI.	13557.00	531.35
	Q10	71	125	ST. XAVIER'S HIGH SCHOOL (<i>Olympia Hotel / Chowk hall</i>)	III	F,28	30-Apr-1984	HON. BADDRUDIN TAYYABJI	SOCIETY OF OUR LADY OF GLORY OF BYCULLA	SCHOOL	RESI.	24989.40	1167.30 + 119.25
	Q11	89A, 89B	125	DASWOOD (<i>Minocher Villa</i>)	II - B	E-29	30-Apr-1986	JAMNADAS VALLABHDAS	PRANLAL BHOGILAL PATEL	RESI.	RESI.	10992.60 + 8485.25	639.25 + 90.00
	Q12	60	125	RUSTOM VILLA (<i>Bhivandi Lodge</i>)	II - B	E,29-30	30-Apr-1957	H.M. BHIWANDIWALA	H.M. BHIWANDIWALA	RESI.	RESI.	18615.60	665.55 + 267.70
	Q13	133	125	GOLDCROFT (<i>Rockside</i>)	II - B	F,31	30-Apr-1988	J. B. MANEKJI	J. B. MANEKJI	RESI.	RESI.	15965.20	564.87 + 67.13
	Q14	127	125	VALLABH VILLA (<i>Mt. Muraj</i>)	III	F,31	30-Apr-1988	NARAYANDAS KARSANDAS	NARAYANDAS KARSANDAS	RESI.	RESI.	5633.20	394.60
	Q15	154	125	BHEDWAR	II - B	F,30	1-Oct-1988	KHORSHEDE F. MEHTA	KHORSHEDE F. MEHTA	RESI.	RESI.	10117.10	2763.37
CHOWK	R01	101	125	SALMONA BUNGALOW (<i>Fleetwood</i>)	II - B	E,32-33	30-Apr-1985	REVACHAND CHOTELAL SADARANGINI, GANGABAI REVACHAND SADARANGANI	REVACHAND CHOTELAL SADARANGINI, GANGABAI REVACHAND SADARANGANI	RESI.	RESI.	19323.80	392.75
	R02	246	125	ZARSI (Far Cottage)	III	F,34	31-Jul-1976	S. T. KOTAWALA	S. T. KOTAWALA	RESI.	RESI.	12140.00	298.64
	R03	126	125	RAMAN VILLA	III	F,31-32	30-Apr-1988	PREMCHANDBAI B. MOTILAL KANDI	PREMCHANDBAI B. MOTILAL KANDI	RESI.	RESI.	8940.00	386.00